



City Commissioners
Sandi Miller, Chair
Jocelyn Limas, Vice Chair
Susan Henard
Chuck Miguel
Ralph Cantu

Planning Commission Meeting Notice & Agenda

Tulare Public Library & Council Chamber
491 North M Street, Tulare CA 93274
www.tulare.ca.gov

Tuesday, April 14, 2026
5:30 p.m. Regular Meeting

Mission Statement

To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper.

Regular Planning Commission meetings are held on the second and fourth Tuesdays of the month in the Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare, subject to cancellation. Additional meetings of the Planning Commission may be called as needed.

Members of the public may address the Planning Commission on matters within the jurisdiction of the City of Tulare. A person desiring to address the Planning Commission is encouraged to complete a public comment card and provide to the commission clerk prior to the start of the meeting. Comments are limited to three minutes per speaker unless extended by the Commission. Depending upon the extent of the agenda and number of persons desiring to speak on an issue, the Chair may, at the beginning of the item, limit the time for individual comments. When invited by the Chair to speak, please approach the lectern and begin your comments by stating your name and city of residence.

- All remarks shall be addressed to the Commission as a body and not to any member thereof.
- No person, other than the Planning Commission and person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without the permission of the Chair.
- No question shall be asked of a commissioner or a member of City staff except through the Chair.
- Questions and comments from the public shall be limited to the subject under consideration, except for those items introduced under Public Comment.
- No person shall engage in disorderly or boisterous conduct which disturb, disrupt, impede, or otherwise render the orderly conduct of the meeting infeasible. Persons engaging in such conduct may be subject to ejection of the meeting pursuant to Government Code Sections 54954.3 and 54957.95.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification from the Planning Department at (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

City of Tulare YouTube Channel: <https://www.youtube.com/@cityoftulare3805>

Documents related to items on the agenda are accessible on the City's website at www.tulare.ca.gov. Copies are also available for public inspection at the City Clerk's Office located at City Hall, 411 E. Kern Avenue, Second Floor, during normal business hours.



1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. **PUBLIC COMMENT** - Members of the public wishing to comment on any item not appearing on the agenda may address the Planning Commission at this time. State law prevents the Commission from acting on any matter not on the agenda; however, your comments may be referred to staff for follow-up. This is also the time for the public to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to Public Hearing and General Business items will be heard at the time those items are discussed. In fairness to all who wish to speak, public comment is limited to a total of fifteen minutes with each speaker allowed three minutes, unless otherwise extended by the Commission. Please begin your comments by stating your name and providing your city of residence.

4. **COMMISSIONER REPORTS AND ITEMS OF INTEREST**

5. **CONSENT CALENDAR** - All matters listed under the Consent Calendar are considered by the Commission to be routine and will be enacted in one motion without discussion. If discussion is desired, that item may be removed and considered separately.

5.1 **Approval of Planning Commission Meeting Minutes.**

Recommended Action: Approve the minutes of the regular meeting of March 24, 2026. [M. Sanchez]

6. **PUBLIC HEARING** - Comments related to Public Hearing items are limited to three minutes per speaker, for a maximum of thirty minutes per item, unless otherwise extended by the Commission.

6.1 **Conditional Use Permit No. 2026-04**

Recommended Action: Consider a request by Carlos Gonzalez to operate a mobile vending food truck that will be located at an existing smog shop and approve Conditional Use Permit No. 2026-04 based on the findings and subject to the recommended conditions in Resolution No. 5551. The subject property is located at 2370 East Tulare Avenue [J. Coelho]

6.2 **Conditional Use Permit No. 2026-05**

Recommended Action: Consider a request by Adrian Herrera to obtain a ABC License, Type 40: (On-Sale Beer) in conjunction with a proposed beer garden and approve Conditional Use Permit No. 2026-05 based on the findings and subject to the recommended conditions in Resolution No. 5552. The subject property is located at 215 East Kern Avenue [J. Coelho]

6.3 **2025 Housing Element and General Plan Annual Progress Reports**

Recommended Action: Receive and file the City of Tulare Housing Element and General Plan Annual Progress Reports for the 2025 calendar year. [S. Sopp]

7. **GENERAL BUSINESS** Comments related to General Business items are limited to three minutes per speaker, for a maximum of thirty minutes per item, unless otherwise extended by the Commission.

None

8. **STAFF UPDATES**

9. **ADJOURNMENT**

The next regularly scheduled meeting of the Tulare Planning Commission is Tuesday, April 28, 2026, at 5:30 p.m. in the Council Chamber, 491 North M Street, Tulare.

AFFIDAVIT OF POSTING AGENDA

I hereby certify, in conformance with Government Code Sections 54954.2, this agenda was posted in the kiosk at the front of City Hall, 411 E. Kern Avenue, as well as on the City of Tulare’s website (www.tulare.ca.gov).

POSTED: Friday, April 10, 2026, at 5:00 p.m.

Maria Sanchez, Commission Clerk

**CITY OF TULARE
PLANNING COMMISSION MEETING MINUTES**

**Council Chamber
491 North M Street, Tulare**

**Tuesday, March 24, 2026
5:30 p.m. - Regular Meeting**

COMMISSIONERS PRESENT: Chair Sandi Miller
Commissioner Ralph Cantu
Commissioner Chuck Miguel
Commissioner Susan Henard

COMMISSIONERS ABSENT: Vice-Chair Jocelyn Limas

STAFF PRESENT: Community Development Director Mario Anaya
Principal Planner Steven Sopp
Associate Planner Jonathan Coelho
Associate City Attorney Nick Matoian
Commission Clerk Maria Sanchez

1. CALL TO ORDER

Chair Miller called the regular meeting of the Planning Commission to order at 5:31p.m. in the Council Chamber located at 491 North M Street.

2. PLEDGE OF ALLEGIANCE

Commissioner Henard led the pledge of allegiance.

3. PUBLIC COMMENTS

There were no public comments.

4. COMMISSIONER REPORTS AND ITEMS OF INTEREST

Provided by Commissioners.

5. CONSENT CALENDAR

It was moved by Commissioner Henard, seconded by Commissioner Cantu, and unanimously carried for items on the Consent Calendar to be approved as presented.

5.1 Approve the minutes of the March 10, 2026 regular meeting [M. Sanchez]

6. GENERAL BUSINESS - PUBLIC HEARINGS

6.1 Conditional Use Permit No. 2026-03

Consider a request by Juanita Fonseca to operate a mobile vending food truck that will be located at an existing body shop and approve Conditional Use Permit No. 2026-03 based on the findings and subject to the recommended conditions in Resolution No. 5549.

Recommended Action: Approve Conditional Use Permit No. 2026-03 based on the findings and subject to the recommended conditions in Resolution No. 5549.

Presented By: Jonathan Coelho, Associate Planner

Public Comment: The public hearing was opened at 5:37p.m. Guillermo Castillo, Tulare resident, provided more information about the project. Questions posed by

the Commission were answered by Staff. The public hearing was closed at 5:37pm.

Commission Action: It was moved by Commissioner Henard , seconded by Commissioner Cantu, and carried out 3 to 0, to approve Conditional Use Permit No. 2026-03 based on the findings and subject to the recommendations in Resolution 5549.

6.2 2024-2032 6th Cycle Housing Element

Receive a presentation and take public testimony and adopt a resolution recommending that the City Council approve: (1) an amendment to the City's Zoning Ordinance to add Chapter 10.83 (By-Right Approvals); (2) an amendment to the General Plan land use designation from Medium-Density Residential to High-Density Residential; (3) a rezone from R-M-2 to R-M-4 for approximately 10 acres of Assessor Parcel No. 149-070-008 to meet the Housing Element Adequate Sites requirement for the City's Regional Housing Needs Allocation (RHNA); and (4) an addendum to the certified Environmental Impact Report prepared for the City's 2014 General Plan and the 2024–2026 6th Cycle Housing Element, including the actions proposed in the Housing Plan.

Recommended Action: Adopt a resolution recommending that the City Council approve: (1) an amendment to the City's Zoning Ordinance to add Chapter 10.83 (By-Right Approvals); (2) an amendment to the General Plan land use designation from Medium-Density Residential to High-Density Residential; (3) a rezone from R-M-2 to R-M-4 for approximately 10 acres of Assessor Parcel No. 149-070-008 to meet the Housing Element Adequate Sites requirement for the City's Regional Housing Needs Allocation (RHNA); and (4) an addendum to the certified Environmental Impact Report prepared for the City's 2014 General Plan and the 2024–2026 6th Cycle Housing Element, including the actions proposed in the Housing Plan.

Presented By: Mario Anaya, Community Development Director

Public Comment: The public hearing was opened at 6:21p.m. Receiving no public comment, the public hearing was closed at 6:21pm. Questions posed by the Commission were answered by Staff.

Commission Action: It was moved by Commissioner Henard , seconded by Commissioner Miguel , and carried out 4 to 0, to adopt a resolution recommending that the City Council approve: (1) an amendment to the City's Zoning Ordinance to add Chapter 10.83 (By-Right Approvals); (2) an amendment to the General Plan land use designation from Medium-Density Residential to High-Density Residential; (3) a rezone from R-M-2 to R-M-4 for approximately 10 acres of Assessor Parcel No. 149-070-008 to meet the Housing Element Adequate Sites requirement for the City's Regional Housing Needs Allocation (RHNA); and (4) an addendum to the certified Environmental Impact Report prepared for the City's 2014 General Plan and the 2024–2026 6th Cycle Housing Element, including the actions proposed in the Housing Plan.

GENERAL BUSINESS

None

7. STAFF UPDATES

Provided by Staff.

8. ADJOURNMENT

The regular meeting was adjourned at 6:47p.m.

SANDI MILLER, CHAIR

ATTEST:

MARIO ANAYA, SECRETARY



Staff Report

Meeting: Planning Commission

Date: April 14, 2026

Department: Community Development

Submitted by: Jonathan Coelho

Agenda Title: Conditional Use Permit No. 2026-04

RECOMMENDED ACTION

Approve Conditional Use Permit Application No. 2026-04, subject to the findings and conditions in Resolution No. 5551.

SUMMARY

Conditional Use Permit Application No. 2026-04 is a request by Carlos Gonzlez to operate a mobile vending food truck that will be located at an existing oil change shop. The subject property is located at 2370 East Tulare Avenue (APN 172-120-004), near the northeast corner of Tulare Avenue and Mooney Boulevard. The subject property is zoned Service Commercial (C-4), and the General Plan Designation is Service Commercial. The business plans to have three employees per shift with two shifts per day. The owner of the mobile vending truck has agreed to install a concrete pad on the property in order to park their vehicle and to set up a table with six chairs. Operation of stationary mobile vending units requires approval of a Conditional Use Permit (*Chapter 10.08*).

Restrooms are located in the existing oil change shop, and the applicant has received a letter from the owner to allow use of the restrooms throughout the mobile vending truck's business hours.

CONDITIONAL USE PERMIT FINDINGS:

Staff recommend that the Planning Commission make the following findings, as required by the Tulare Municipal Code Chapter 10.116.040 and Approve Conditional Use Permit Application No. 2026-04.

- A. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- B. That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- C. That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- D. That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- E. That this project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

CONDITIONS OF APPROVAL

Based on the approved findings, staff recommends that Conditional Use Permit No. 2026-04, be approved subject to the following conditions:

- A. All requirements of Title 10 shall be met.

- B. Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.
- C. The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
- D. No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
- E. Restrooms shall be readily available and which are connected to the City's wastewater system.
- F. Applicant shall obtain any other required license or permit.
- G. Hours of operation shall be 8 a.m. to 5 p.m., Monday through Sunday.
- H. There will be one table and six chairs allowed.
- I. Prior to operating the applicant must install a concrete pad in order to park the mobile vending vehicle.
- J. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked.
- K. This permit shall remain valid for two years from approval or April 14th, 2028; at which time Applicant may apply for a new Conditional Use Permit.
- L. Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up-to-date Tulare County Health Department license and, liability insurance as part of a one-year review.

APPEAL INFORMATION:

According to the Tulare Municipal Code Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

ENVIROMENTAL

This project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act.

CONFLICT OF INTEREST

Staff is not aware of any conflict of interest.

FISCAL IMPACT & FUNDING SOURCES

There is no fiscal impact associated with this action.

LEGAL REVIEW

This item does not require legal review.

PUBLIC NOTICE

A notice of public hearing was mailed to property owners within 300 feet of the subject property and was published in *The Visalia Times Delta* on April 3, 2026. No comments have been received.

ALTERNATIVE ACTION

Approve with changes

Deny

Table

ATTACHMENTS

Attachment 1- Project Location

Attachment 2- Pictures

Attachment 2- Resolution

Reviewed/Approved: _____



E TULARE AVE

2370



ORDER HERE

Mr. Salchicha

PICK-UP HERE



CARLOS & JESSICA GONZALEZ
Since 2011



RESOLUTION NO. 5551

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NO. 2026-04**

WHEREAS, Conditional Use Permit 2026-04 is a request by Carlos Gonzalez to operate a stationary mobile vending vehicle at a body shop located at 2370 East Tulare Avenue (172-120-004); and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on April 14th, 2026;

WHEREAS, the Planning Commission of the City of Tulare determines that Conditional Use Permit No. 2026-04 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15304(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

1. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
2. That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
3. That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
4. That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
5. That this project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2026-04 is hereby approved subject to the following conditions:

Conditions:

1. All requirements of Title 10 shall be met.
2. Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.

3. The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
4. No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
5. Restrooms shall be readily available and which are connected to the City's wastewater system.
6. Applicant shall obtain any other required license or permit.
7. Hours of operation shall be 8 a.m. to 5 p.m., Monday through Sunday.
8. There will be one table and six chairs allowed.
9. Prior to operating the applicant must install a concrete pad in order to park the mobile vending vehicle.
10. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked.
11. This permit shall remain valid for two years from approval or April 14th, 2028; at which time Applicant may apply for a new Conditional Use Permit.
12. Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up-to-date Tulare County Health Department license and, liability insurance as part of a one-year review.

PASSED, APPROVED, AND ADOPTED this fourteenth day of April, 2026 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

 Sandi Miller, CHAIR
 City of Tulare Planning Commission

ATTEST:

 MARIO ANAYA, SECRETARY
 City of Tulare Planning Commission



Staff Report

Meeting: Planning Commission

Date: April 14, 2026

Item #: 6.2
Public Hearing

Department: Community Development
Submitted by: Jonathan Coelho
Agenda Title: Conditional Use Permit No. 2026-05

RECOMMENDED ACTION

Approve Conditional Use Permit Application No. 2026-05, subject to the findings and conditions in Resolution No. 5552.

SUMMARY

Conditional Use Permit Application No. 2026-05 is a request by Adrian Herrera to obtain a ABC License, Type 40: (On-Sale Beer) in conjunction with a proposed food court. The subject property is located at 215 East Kern Avenue. The subject property is zoned Retail Commercial (C-3), and the General Plan Designation is Central Business District.

The applicant proposes to establish a food court with a detached restroom, food vendors that will serve beer located south of East Kern Avenue and between South K and South L Streets. The proposed food court will use modified shipping containers. There will be a total of seven structures, six will be serving food and alcohol and one for the restrooms. One container will include a stage for live performances. The proposed hours will be from 8 A.M to 12:00 A.M seven days a week. The applicant plans to have different vendors at each structure to serve a variety of foods. There will be an approximate need for 30 employees. Primary guest access will be from East Kern Avenue and the alley.

Obtaining an ABC license requires approval of a Conditional Use Permit (*Chapter 10.08*).

CONDITIONAL USE PERMIT FINDINGS:

Staff recommend that the Planning Commission make the following findings, as required by the Tulare Municipal Code Chapter 10.116.040 and Approve Conditional Use Permit Application No. 2026-05.

- A. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- B. That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- C. That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- D. That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- E. That this project is exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act of 1970, as amended.
- F. That public convenience and necessity would be served by the issuance of an "On-Sale Beer" Type 40 license.

CONDITIONS OF APPROVAL

Based on the approved findings, staff recommends that Conditional Use Permit No. 2026-05, be approved subject to the following conditions:

- A. All requirements of Title 10 shall be met.
- B. Applicant to comply with any and all Fire and Building Codes.
- C. Valid permits are required by the Tulare County Health Department and shall be prominently displayed by each food vendor.
- D. Applicant shall comply with Engineering, Fire Department, Solid Waste, and Building Division comments/conditions (Attachments 3, 4, 5, and 6).
- E. This permit is limited to the sale of all legal beers for on-site consumption.
- F. Any upgrading of the alcoholic beverage license issued by Alcoholic Beverage Control will be subject to approval by the Planning Commission.
- G. No trash or empty boxes shall be on the site at any time.
- H. Restrooms shall be readily available and which are connected to the City's wastewater system.
- I. Hours of operation shall be limited to 8 a.m. to 12 a.m., seven days per week. Any significant change shall require approval by the Planning Commission.
- J. All music and live performances must cease by 10 PM.
- K. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked.
- L. Any significant changes to the floor plan layout shall be subject to review and approval by the Planning Commission.
- M. Applicant to maintain all licenses and/or permits required by the State.

APPEAL INFORMATION:

According to the Tulare Municipal Code Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

ENVIRONMENTAL

This project is exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

CONFLICT OF INTEREST

Staff is aware of one conflict of interest. Planning Commissioner Jocelyn Limas is the co-owner of 126 East Kern Avenue and is currently operating cocktail lounge with an ABC license. The property is located approximately 210 feet from the subject property.

FISCAL IMPACT & FUNDING SOURCES

There is no fiscal impact associated with this action.

LEGAL REVIEW

This item does not require legal review.

PUBLIC NOTICE

A notice of public hearing was mailed to property owners within 300 feet of the subject property and was published in *The Visalia Times Delta* on April 2, 2026. No comments have been received regarding the project in response to the public notice that was provided.

ALTERNATIVE ACTION

Approve with changes

Deny

Table

ATTACHMENTS

Attachment 1- Project Location

Attachment 2- Site Plan

Attachment 3- Engineering Comments

Attachment 4- Fire Comments

Attachment 5- Solid Waste Comments

Attachment 6- Building Comments

Attachment 7- Resolution

Reviewed/Approved: _____



SITE PLAN REVIEW COMMENTS

Engineering Services Department

Michael W. Miller, City Engineer

TO: Planning Division

FROM: Engineering Division

SITE PLAN MEETING DATE: 6/4/2025

SITE PLAN REVIEW APPLICATION NO.: SP25-043

PROJECT: Commercial: Downtown Food Court

PROJECT LOCATION: Adrian Herrera

OWNER/DEVELOPER: 215 E. Kern

The Engineering Division recommends the following Site Plan Review Status for the subject project:

Resubmit with the following required revisions to the site plan:

1. Please provide cross sections of _____ on the Site Plan. Cross sections shall include (at a minimum) dimensions from right-of-way (ROW) to ROW (existing and proposed), dimensions from ROW to landscape lot (if applicable), dimensions from ROW to sections line, dimensions from sections line to curb face, dimensions from curb face to sidewalk, sidewalk width, and median width and location with respect to section line (if applicable).

2. _____

Proceed and comply with the following, and the standard Engineering Conditions of Approval checked below:

1. _____

Proceed. No applicable Engineering Conditions of Approval.

General Engineering Conditions:

All public improvements conditionally required for project approval shall comply with the provisions of Chapter 8.24 "Subdivision Regulations" of the Tulare Municipal Code, the "City of Tulare Design Guidelines and Public Improvement Standards", and all other applicable City policies, specifications, ordinances and standard operating procedures in effect at the time of their construction, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Division while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24" x 36" sheets, in a plan/profile

format at a scale of 1"=50' or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans.

- Following approval of the improvement plans, the Developer's Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved plans. This shall be done prior to scheduling any pre-construction conferences or commencing construction of any improvements. Following the recordation of a Notice of Completion for the project, the Developer's Engineer shall provide the City of Tulare with an AutoCAD drawing file showing all As-Built revisions approved by the City and incorporated into the construction of the project improvements.
- Prior to the start of construction, a meeting will be called by the City Engineer with the Owner/Developer, Contractor and all concerned including utility companies to coordinate and schedule work in order to avoid all possible delays due to conflicts of operation and to guarantee that all City requirements are met. The Contractor shall perform no construction in the field until after this meeting.
- The applicant must obtain a Street Closure Permit from the City. Additionally, the applicant is required to arrange for motorcade escort services to manage traffic control during the parade. The chosen motorcade escort company must receive prior approval from the City before the event. The applicant is also responsible for applying for and obtaining a City of Tulare encroachment permit for the use of motorcade escort services on public streets.
- Applicant shall obtain a Street Closure Permit from the City. A traffic control plan prepared by a registered civil engineer, traffic engineer or traffic control specialist shall be submitted with the Street Closure Permit application, and will be subject to the approval of the City Engineer prior to application approval. Applicant shall provide, setup, and remove all traffic control associated with the street closure. Applicant to apply for and receive a City of Tulare encroachment permit prior to setting up traffic control.

Required Data, Studies and Master Plan Documents:

- The Owner/Developer shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction. Compaction tests are required on all trenches and street subgrades. All soils testing shall be performed at the sole cost of the Owner/Developer. The Owner/Developer shall establish an account with a licensed and certified soil-testing firm acceptable to the City Engineer prior to the start of construction for compaction testing of trench backfill and fills. The City shall order and direct all compaction tests.
- R-Value tests shall be taken for the design of all pavement areas to be constructed by this project. The spacing of said R-Value tests shall not be more than 400 feet apart, per linear foot of paving.
- Percolation tests are required for the design of new drainage basin facilities, or the expansion of existing drainage basin facilities. Included in the first plan check submittal, the Owner/Developer shall submit a Geotech report demonstrating that proposed retention basin(s) or existing basin expansions will adequately infiltrate a ten (10) year, twenty-four (24) hour event (2.01 inches) in ten (10) days.
- Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA "state of the practice" standards, the Caltrans "Guide For The Preparation of Traffic Impact Studies", and City of Tulare General Plan requirements. Traffic impact studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.
- A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to the City for review, and shall be subject to the approval of the City Engineer. The TIS shall conform to current CEQA "state of the practice" standards, the Caltrans "Guide For The Preparation of Traffic Impact Studies", and City of Tulare General Plan requirements. The TIS shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating the project's

impact to existing roadway facilities, the TIS shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments, and shall specifically address the project impacts and any appropriate mitigations to the following facilities:

1. Intersections, (including lane geometry and turn pocket lengths): _____
2. Roadway Segments: _____
3. Other: _____

- Compaction tests are required on all street subgrades, and at utility trench crossings of curb, gutter and sidewalk. All soil testing shall be performed at the sole cost of the Owner/Developer.
- Submittal of the following Master Plan drawings is required prior to the submittal of project improvement plans: Water, Sewer, Storm Drain, Streets.

City approval of Master Plan drawings is required prior to the City's review of any project improvement plans that may be affected by the Master Plan drawings.

- If the proposed development deviates from the City's Utility Master Plans, the developer shall, at their own expense, collaborate with City's Master Plan Consultant to update the relevant sections of the Utility Master Plans. The followings section of the Master Plans shall be updated, reviewed, and approved by the City prior to submittal of the improvement plans: Water, Sewer, Storm Drain.

Right of Way Requirements

- Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Division, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: County of Tulare: _____, State: _____, Tulare Irrigation District.
- The following right-of-way dedications are required for street/alley purposes:
 - a. 20' property corner radius: _____
 - b. Chamfer property corner: _____
 - c. Alley: _____
 - d. Street: _____
- Waiver of direct access rights is required at the following locations: _____.
- Easements will be required for all public utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.

Final Map Requirements

- The Owner/Developer shall submit a preliminary soil report per the requirements of the California Map Act. The report shall be prepared by a Registered Civil Engineer based upon adequate soil test borings. Said report shall be submitted to the City Engineer or Chief Building Official.
- Submit to the City of Tulare a title report for the parcel(s) to be developed.
- Submit closures and tabulation of areas (square feet) of all lots within the subdivision. A blue line area shall also be submitted.
- Provide the City of Tulare with three (3) prints of the final map of the subdivision, and three (3) prints of the improvement drawings for final checking.
- Following the approval of final subdivision or parcel maps, the Developer's Licensed Surveyor or Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved final map, or GIS shapefile for the related parcels included on said final map.

- A City Clerk's Certificate is required on the final map for required dedications.
- A Public Works Certificate required on the final map if improvements are not constructed prior to recordation. This provision would require an engineer's estimate and an improvement security.

Roadway Improvements

- Street design shall conform to City of Tulare Design Guidelines and Public Improvement Standards. The structural section design for new roadways and pave-out areas shall be based upon the results of R-Value tests at locations approved by the City Engineer, and the design criteria provided below. Minimum structural sections allowed shall be per the City of Tulare Design Guidelines and Public Improvement Standards:

Roadway	Classification	Traffic Index	Paved Width
a)	-	-	-
b)	-	-	-

- At a minimum, the construction of a part-width street as defined in section 8.24.450 (A) (1) (d) of the municipal code is required at the following locations: _____.
- Construct full pave-out width from lip of gutter to the existing edge of pavement on the following existing roadways impacted by the development is required: _____.
- Reconstruct/rehabilitate the following existing roadway segments impacted by the development in accordance with methods to be approved by the City Engineer: _____.
- Provide stabilized shoulders along the following existing roadway segments in accordance with the City of Tulare's adopted PM-10 control guidelines: _____.
- Backing lot treatment with common area landscaping, irrigation and block wall improvements shall apply to the following frontages: _____.
- Install median improvements per the requirements of the City Engineer within the following existing roadway segments impacted by the development: _____.
- Provide pavement transitions from existing roadway cross-sections to new roadway cross-sections per the requirements of the City Engineer at the following locations: _____.
- Curb and Gutter** – Existing curb and gutter to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. ~~New City Standard curb and gutter shall be constructed as indicated below.~~

<u>Street Frontage(s)</u>	<u>Configuration</u>
	-

- Construct City standard cross gutter at the following locations: _____.
- Driveway Approaches** – Existing driveway approaches to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. New City Standard driveway approaches shall be constructed as indicated below.

<u>Street Frontage(s)</u>

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- Sidewalks** – Existing sidewalk to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, and cracked or raised concrete. ~~New City Standard sidewalk shall be constructed as indicated below. For adjacent sidewalk pattern, sidewalk shall transition behind driveway approaches and maintain a minimum width of 4 feet while doing so.~~

<u>Street Frontage</u>	<u>Configuration</u>	<u>Sidewalk Width (ft)</u>
	-	-

- Ramped Curb Returns** – Existing ramped curb returns to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. New City standard ramped curb returns and/or pedestrian ramps shall be installed as indicated below.

<u>Location</u>	<u>Configuration</u>

- Alley Improvements** – The following alley improvements are required:
 1. Construct vee gutter at the following locations: _____.
 2. Construct ADA compliant alley approach at the following locations:
 3. Other: _____.

- Street monuments** – Street monuments shall be installed at locations as required by the City Engineer.

- Temporary Turnarounds** – Turnarounds are required at all dead end or stubbed streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up. Grants of easement shall be provided to the City of Tulare for all temporary turnaround locations.

- Damage to Existing Street Improvements** – If work by the Owner/Developer or his contractors render any existing City street to be in a condition unacceptable to the City Engineer, or his authorized representatives, said street must be restored to a condition as good as or better than before the development’s construction activities began. Said repair work must be completed within 2 weeks of the damage having occurred, or in accordance with a schedule authorized by the City Engineer. Thenceforth, the Owner/Developer shall maintain the street in its repaired state for the duration of the development’s construction activities.

- Street Lights** – Street lights shall be owned and maintained by Southern California Edison, and shall be installed at locations designated by the City Engineer per the City of Tulare Design Guidelines and Public Improvement Standards. The Owner/Developer shall provide a street light design plan for the overall project prior to or along with the first submittal of project improvement plans, which shall be subject to the approval of the City Engineer. Luminaires shall be LED fixtures mounted on standard concrete marbelite poles, and shall comply with the following general requirements:

Roadway Classification	Wattage	Color Rating (kelvin)	Minimum Lumens	Mounting Height	Mast Arm Length
Local Streets	31 Watt	4,000	4,000	26 feet	6 foot

Collector Streets	39 Watt	4,000	5,000	26 feet	8 foot
Minor Arterial Streets	39 Watt	4,000	5,000	32 feet	8 foot
Arterial Streets	71 Watt	4,000	8,500	32 feet	8 foot
Traffic Signal		4,000	15,000	Varies	Varies

- Traffic Control Devices** – Street name signs, traffic control signs, pavement delineation and/or pavement markings shall be installed as required by the City Engineer.
- Traffic Calming Measures** – The proposed development shall incorporate the following traffic calming measures: _____.
- Bicycle and Pedestrian Facilities** – The proposed development shall incorporate the following bicycle/pedestrian facilities: Bicycle rack.
- Transit Facilities** – The proposed development shall incorporate City standard bus turnout(s) at the following location(s): _____.

Grading Requirements

- A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.

- Prior to commencing any earthwork, the developer must secure a Grading Permit from the Engineering Department.
- The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For Landscape and Lighting Act District parcels, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

Utility Improvements

- All utility services to be located within paved areas shall be placed in the streets prior to paving.
- The Owner/Developer must make provisions for the installation of a gas distribution system in all arterial and collector streets and at the sizes determined by the Southern California Gas Company.
- All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.500 (M) of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the bonding provided for the project. The following streets have above ground utilities that will need to be undergrounded:

<u>Street</u>	<u>Location</u>

Water System Requirements

- Water main alignments shall be 6 feet south and/or west of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following water main extensions and connections: _____
- Pressure, leakage, and purity tests are required on all City water system installations at the sole cost of the Owner/Developer.
- Commercial/Industrial Development: The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Multifamily Residential (one to two units fed by a single City meter): The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed. If a standalone irrigation meter is installed, a City approved backflow device is required.
- Multifamily Residential (more than two units fed by a single City meter): The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Single Family Residential: The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Developer shall install backflow cages per City Standards for all water services 2 inches and smaller. Developer shall install backflow cages for all water and fire services 3 inches and larger. Backflow cages for services 3 inches and larger shall be approved by the Fire Department and Engineering Department.
- Water sampling stations shall be installed as follows: _____.
- To address the water supply needs of new development, including the proposed project, the City is looking to purchase a lot measuring approximately 200 feet by 200 feet within the boundaries of the proposed project site for a municipal water well and above-ground storage tank. Prior to finalizing purchase of the lot, the property owner shall provide the City with permission to access the property for the purpose of drilling a test well to assess the lot's suitability as a municipal well site with regard to the quality and quantity of water available. Should the test well yield favorable results, it is the City's intention to enter into a purchase and sale agreement with the Property Owner to acquire said lot.
- Existing water wells shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Sewer System Requirements

- Sewer main alignments shall be 11 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following sanitary sewer main extensions and connections: _____
- The proposed development shall connect to City sewer. If service from an existing lateral is proposed, said lateral shall be exposed for inspection by the Public Works Inspector and upgraded to current City standards if found to be broken or substandard.

- All sewer lines shall pass both mandrel and air pressure tests. The Owner/Developer shall video inspect all sewer mains prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.
- A sewer monitoring station, oil/sand/water separator and/or grease interceptor shall be installed as required by the wastewater manager.
- Existing septic tanks shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Storm Drainage System Requirements

- Storm drain alignments shall be 6 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following storm drain line extensions and connections: _____
- The Owner/Developer shall video inspect all storm drain mains and laterals prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.

Landscaping and Parks Requirements

- A landscape & irrigation master plan for all phases of the subdivision shall be submitted with the initial phase to assist City staff in the formation of the Landscape & Lighting District. The landscape & irrigation master plan shall be approved by the Director of Parks and Community Services a minimum 75 days before approval of the final map or approval of the improvement plans (whichever comes first).
- A Landscape & Lighting District will maintain common area landscaping, common area irrigation systems, common area block walls, street trees, street lights and local street maintenance. The Owner/Developer shall submit a completed Landscape & Lighting District application and all necessary calculations and supporting documentation for the formation of the district a minimum of 75 days before approval of the final map or approval of the improvement plans (whichever comes first). Dedication to the City is required for all landscape and common area lots to be maintained by the Landscape & Lighting District.

On-site Improvements

- On-site A.C. pavement design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the following minimum traffic index requirements: 4.5 for parking areas/travel lanes and 5.0 for truck routes (including path of travel of solid waste collection vehicles).
- All on-site water, sewer, and storm drain shall be privately owned. All City owned water meters shall be located within the City's ROW.
- All unused culverts and irrigation lines shall be abandoned and plugged in a manner acceptable to the City Engineer.
- If applicable, existing irrigation ditches and/or canals shall be piped, developed into a trail, or relocated outside the project boundaries per the direction of the City Engineer and affected irrigation district. Related irrigation facilities shall be subject to the same requirements for piping or relocation.
- In conformance with the City of Tulare's adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle's engine while making deliveries shall be prominently posted at the location where deliveries are received.
- Fugitive dust shall be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City.
- If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided

to the City. When construction activities are not covered under the General Permit, storm water pollution control shall be implemented per the requirements of the City's Municipal Separate Storm Sewer System (MS4) permit.

- The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.

Oversize Construction

- The conditions of project approval require the construction of facilities which have been designated as "masterplan facilities" by the City Engineer, and as such the Owner/Developer may be eligible to receive reimbursement for oversized construction costs in accordance with Chapter 8.64 "Oversized Construction Reimbursement" of the Tulare Municipal Code, and the oversized construction reimbursement policies of the Engineering Services Department. Eligibility for any reimbursement of oversized construction costs is subject to the City Engineer's review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Owner/Developer shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Owner/Developer shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

Fees

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable. These fees include, but are not limited to:

- Sewer front foot charges of \$ 28.00 per front foot for frontages on _____.
- Sewer lift station fee of \$ _____ per acre.
- Water front foot charges of \$ 19.00 per front foot for frontages on _____.
- Street front foot charges of \$ _____ per front foot for frontages on _____.
- Benefit district creation fee (if applicable): \$ 1,356.00 per district.
- A per-lot or per-area in-lieu fee of \$ _____ shall be established to equitably distribute costs for future offsite improvement on _____ and _____. Offsite improvements include, but not limited to:
 - Undergrounding of existing electrical lines along _____ and _____ frontage.
 - Undergrounding of existing irrigation canal along _____ and _____ frontage.
 - Curb, gutter, sidewalk, and street paving along _____ and _____ frontage.
 - Landscaping, irrigation, and multi-use trail along _____ and _____ frontage.
 - Streetlight along _____ and _____ frontage.
 - Intersection improvements, including but limited to curb returns and medians at the intersection of _____ and _____.
 - Storm drain system improvements along _____ and _____ frontage
 - Extension of water main along _____ and _____ frontage

- Extension of sewer main along _____ and _____ frontage
- Traffic signal in-lieu fee of \$ _____.
- TID ditch piping in-lieu fee of \$ _____.
- Sewer main construction in-lieu fee of \$ _____.
- Water main construction in-lieu fee of \$ _____.
- Street construction in-lieu fee of \$ _____.
- Engineering inspection fee based on a percentage of the estimated cost of construction is required prior to the construction of the improvements.
- Development impact fees to be paid with building permit at rates in effect at time of permit issuance.
- Engineering plan check fee to be paid at time of plan submittal.
- Final map plan check fee to be paid at time of map submittal.
- Other: _____

Prepared By: Jan Bowen, Engineering Department

**TULARE FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following site plan comments for SP 25-43:

1. The project must comply with all of the latest applicable codes and standards.
2. An automatic hood suppression system shall be installed to protect all of the grease laden cooking appliances. A minimum of one audio/visual signaling device shall be installed and interconnected with the suppression system.
3. An accurate seating plan and egress routes must be provided for approval. All “Exits” must remain clear and unobstructed. No storage is allowed to be placed within the exit route.
4. A Knox box shall be required for this building. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Marshal. Online ordering is available at www.knoxbox.com using the department search, *Tulare City Fire Department*.
5. All buildings shall be provided with approved address identification. Numbers and letters shall be on contrasting backgrounds and be a minimum of 4” high.

Ryan Leonardo
Fire Marshal
June 3, 2025

Solid Waste Division
Solid Waste & Recycling Service
Art Avila, Solid Waste Manager
Office: 559-684-4326 Fax:559-685-2378
aavila@tulare.ca.gov



SITE PLAN

Location: **215 East Kern**
Name: **Downtown Food Court**
Date: **6/4/2025**
Plan #: **SP 25-043**

TYPE OF SERVICE

Commercial Residential Roll Off Mandatory Recycling / Composting

- Revisions required prior to submitting final plans. SEE COMMENTS ATTACHED .
- Customer responsible for setting can's out for service by 6:00 am and removing can's from curb, gutter, or alley on the same day after serviced. Customer is responsible for any violations.
- Mandatory Commercial Recycling **AB 341**. All Commercial Businesses and Multi Family customers must have a blue recycle Bin, Roll Off, or Can for clean paper, cardboard, cans, bottles etc.
- Customer is required to flatten, breakdown all cardboard and other bulky recyclables in blue containers
Customer is responsible for any contamination in containers and all fines and charges resulting from contaminated recyclables.
- Mandatory Food Waste and Compost Recycling as per **SB 1383** is required. Additional storage area attached to the enclosure to store up to 3-96 gallon cans as shown on enclosure specs is required.
- A concrete slab/apron is required in front of enclosure as shown in enclosure specifications. The apron shall be the width of the enclosure by 10 feet in front and be a minimum of eight inches thick to withstand truck weight..
- All refuse enclosures must be Triple Wide by City Standards to accommodate for yard waste / food waste as per **SB 1383**
- Location of bin enclosure not acceptable. See comments attached.
- Bin enclosure is not to city standards triple wide.
- Inadequate number of Trash / Recycling containers to provide sufficient service. See comments attached.
- Drive approach too narrow for refuse truck access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial () 50 ft. outside 36 ft. inside; Residential () 50 ft. outside, 36 ft. inside.
- Paved areas should be engineered to withstand a 60,000 lb. refuse truck.
- Enclosure gates are (X) required () optional. () Lockable
(Gates and poles to be constructed as shown in City of Tulare enclosure specifications.)
- Gates shall be equipped with heavy duty hinges and cane bolts/sleeves attached to hold the gate in the open and closed positions. **Gate shall open 180 degrees from closed position.**
- Hammerhead turnaround must be built per city standards.
- All bin enclosures are for city refuse containers only. Grease drums or any other items or equipment are not allowed to be stored inside any trash / recycling / compost enclosures.
- Area in front of refuse enclosure must be marked off indicating "No Parking"
- All Enclosures will have to be designed and located for a STAB service (**Direct Access**) (**No Roll Out**)
- Customer will be required to roll container out to curb/alley for service.

Section 7.16.040 of the Tulare Municipal Code prohibits private companies/haulers from providing refuse services without authorization. Roll Off services for construction and demolition, recycling, compost or green waste and metal are to be provide by the City of Tulare Solid Waste Division. Any Private Roll Off companies/haulers used must be listed on the Board of Public Utilities City Resolution Approved Authorized Haulers List, Resolution No. 18-07. Commercial Front Load Bin service in the City of Tulare is provided exclusively by the City of Tulare Solid Waste Division only as per Municipal Code (No Exceptions).

Comments: Applicant will share trash service with surrounding businesses.



SITE PLAN REVIEW COMMENTS

Community and Economic Development Services Department

TO: Planning Division

FROM: Building Division

SITE PLAN MEETING DATE: 6/04/2025

SITE PLAN REVIEW APPLICATION NO.: SP 25-43

PROJECT: Downtown Food Court

PROJECT LOCATION: APN 176-400-013

OWNER/DEVELOPER: Maria Barbis

APPLICANT: Adrian S. Herrera

The Building Division recommends the following Site Plan Review Status for the subject project:

- Resubmit with the following required revisions to the site plan:
- Proceed and comply with the following comments and the conditions of approval below. **The comments contained herein are general items that will be looked for during subsequent plan review. A more exhaustive list of requirements, specific to the plans, will be provided following the first plan check.**
- Proceed. No applicable Building Conditions of Approval.

Comment 1. Provide Structural Engineering for Intermodal Shipping Containers in Accordance with 2022 California Building Code Section 3115.

Comment 2. Provide details for drainage water run-off.

Comment 3. Provide details, cross slopes and running slopes for all walks and sidewalks on accessible routes in accordance with CBC section 11B 206 Accessible Routes.

Comment 4. Provide details for accessible service counters at intermodal shipping containers.

Comment 5. Provide Details for accessible entrances into intermodal shipping containers shipping containers.

I. GENERAL BUILDING CONDITIONS OF APPROVAL:

1. These building conditions are intended to deal with major issues apparent to the Building Division while reviewing this development proposal. Nothing in these conditions precludes the Chief Building Official from applying other conditions/modifications necessary for compliance with California Building Code requirements or applicable City standards, as might become apparent during design review and/or construction.
2. All sheets of the plans and the cover sheet of any calculations must bear the stamp and wet signature of a California-licensed engineer or architect licensed to practice in the State of California. – Cal Bus & Prof. Code 5537. All documents must be signed by the person responsible for preparing them.
3. Three sets of (paper/hard copy) plans, and one electronic (pdf) file of the complete plans with all supplementary documentation are required for submittal. Two sets of calculations, compliance documents, or other supplementary documents are required for submittal with the hard copy set of plans.
4. Following approval of the building plans, the Developer's engineer or architect shall provide the City of Tulare with a PDF file of the approved plans. This shall be done prior to scheduling any inspection or commencing construction of any improvements. Following the approval of the final inspection for the project, the Developer's engineer or architect shall provide the City of Tulare with a PDF file showing all As-Built revisions approved by the City and incorporated into the construction of the project improvements.
5. If applicable, a grading permit for grade work being performed for this project shall be obtained prior to any construction taking place.

II. DATA, STUDIES, SUBMITTALS AND DOCUMENTS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

All plans pertaining to food sales and/or service shall be reviewed, approved and stamped by the Tulare County Public Health Department prior to permit issuance.

6. The Owner/Developer shall submit a soils report prepared by a licensed professional to the Chief Building Official pursuant to 2022 CBC 1803.
7. Provide the builder's name, address, zip code, phone number, and State of California contractor's license number.
8. Provide the Building Division with a receipt from the appropriate school district (Tulare City School District, Tulare Joint Union High School District, etc.) showing that all fees have been paid.

III. REQUIRED NOTES ON BUILDING PLANS

The following standard notes shall be included on all building plan submittals:

9. Provide a Code Analysis table with the following required information:

COMMERCIAL EXAMPLE > to be shown on Cover Sheet			City of Tulare		
CODE SUMMARY					
JOB ADDRESS:					
TENANT NAME:					
PROPERTY OWNERS:		BUILDER:		DESIGNER:	
First & Last Name(s)		Name		Name	
Address		Address		Address	
City, State, Zip		City, State, Zip		City, State, Zip	
Phone Number		Phone Number		Phone Number	
Email		Email		Email	
SCOPE OF WORK:					
<i>Example: T/I - INTERIOR REMODEL OF EXISTING RETAIL STORE TO INCLUDE SITE ACCESSIBILITY UPGRADES, NEW ELECTRICAL, MECHANICAL & PLUMBING FIXTURES. ADD DEMISING WALL, CREATING 2 UNITS - A NEW ADDRESS WILL BE REQUIRED.</i>					
APN:		xxx-xxx-xxx			
ZONING:			FLOOD ZONE:		
OCCUPANCY:					
OCCUPANCY GROUP:			SEISMIC DESIGN CATEGORY:		
TYPE OF CONSTRUCTION:			REQUIRED # OF EXITS:		
OCCUPANT LOAD:			PROVIDED # OF EXITS:		
NO. OF BUILDINGS:					
NO. OF STORIES:					
LANDSCAPE AREA:			WATER CALC:		
SPRINKLERED:					
AREA CALCULATIONS:			MOST CURRENT CBC:		
LOT SIZE:		CBC,		CMC,	
		CPC,		CEC	
EXISTING BUILDING AREA:			STATE OF CALIFORNIA, CITY OF TULARE, ETC.		

PROPOSED BUILDING AREA:							
Yards	Front:		Side:		Side:		Back:
MAX. allowable building area per CBC Section 506					$Aa = \{At + [At \times lj] + [At \times ls]\}$		
LIST SPECIAL INSPECTION(S) IF APPLICABLE OR REQUIRED:							

10. "THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS."
11. "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY."
12. "A COMPLETE REPORT OF THE COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE." [ref. Section 120.8(i) – 2022 California Energy Code]
13. For projects that include an elevator, include the following note on plans: "ELEVATOR IS REQUIRED TO PASS STATE INSPECTION BEFORE ANY OCCUPANCY WILL BE GRANTED."
14. On the Site Plan: "ALL ENTRANCES TO BUSINESSES ARE REQUIRED TO BE SERVED BY AN ACCESSIBLE PEDESTRIAN ROUTE BETWEEN PUBLIC WAY AND BUSINESS ENTRANCE. WHERE NO SUCH ROUTE IS PROVIDED, ONE MUST BE PROVIDED AS A CONDITION OF THE BUILDING PERMIT IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO THE "AREA OF WORK." IF A PEDESTRIAN ROUTE FROM THE PUBLIC WAY, INTENDED TO SERVE THE PROPOSED BUSINESS, IS PROVIDED BUT DOES NOT FULLY-COMPLY, IT MUST BE ALTERED TO COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS PRIOR TO FINAL OCCUPANCY. ALL WORK OCCURRING IN THE PUBLIC WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT TO BE OBTAINED THROUGH THE CITY OF TULARE ENGINEERING DIVISION PRIOR TO COMMENCING WORK. CONTACT: ENGINEERING DIVISION AT (559) 684-4208 REGARDING ENCROACHMENT PERMIT INFORMATION, OR REFER TO CITY OF TULARE WEBSITE AT <http://www.tulare.ca.gov/government/departments/engineering/permits-inspections/encroachment>." [ref. 2022 CBC 11B-206]
15. On Electrical Plans: "ALL WORK TO COMPLY WITH 2022 CALIFORNIA ELECTRICAL CODE".
16. On Plumbing Plans: "ALL WORK TO COMPLY WITH 2022 CALIFORNIA PLUMBING CODE".
17. On Mechanical Plans: "ALL WORK TO COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE".
18. For projects that include medical gas piping, include the following note on plans: "MEDICAL GAS PIPING INSTALLATION REQUIRES CONTINUOUS THIRD PARTY INSPECTION AND CERTIFICATION BY AN APPROVED INSPECTION AGENCY. CERTIFICATION DOCUMENTATION IS TO BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO FINAL INSPECTION."

IV. ARCHITECTURAL

19. Provide an accurate and complete sheet index that identifies and corresponds with all sheets within the set.
20. Provide a site plan.
21. Provide a "vicinity map" to accurately reflect the location.

22. Provide note on plans indicating the number of stories.
 23. Provide note on plans indicating the type of construction.
 24. Provide note on plans indicating the occupancy group(s).
 25. Provide note on plans indicating the square footage.
 26. Provide note(s) and calculation(s) on the plans indicating the occupant load.
 27. Submitted plans must reference all applicable code publications on the cover/title sheet. All submittals must be designed in compliance with the 2022 CBC, CPC, CMC and CEC. Adopted Codes. Plan submittals referencing outdated and/or inapplicable code publications such as the International Codes and/or Uniform Codes cannot be accepted. Revise all general notes as needed to reflect current code references. See red-lined markup set for clarification. All applicable and referenced codes can be accessed through the California Building Standards Commission website: <http://www.bsc.ca.gov/codes.aspx>
 28. Provide Code references on plans. Plans must reference only adopted codes:
 - 2022 California Building Code (CBC)
 - 2022 California Mechanical Code (CMC)
 - 2022 California Electrical Code (CEC)
 - 2022 California Plumbing Code (CPC)
 - 2022 California Energy Code
 - 2022 California Green Building Standards Code (Cal Green).
 29. When trash enclosures are required, provide City of Tulare standard trash enclosure detail 9010 or 9015 on the plans, whichever is applicable.
- When trash enclosures are required, coordinate with the Engineering and Solid Waste Departments for the required compliance with the City Standards and all the applicable accessibility provisions.

V. BUILDING COMMISSIONING

30. Building with conditioned space of 10,000 square feet or more are required to be commissioned. Section 120.8 - 2022 California Energy Code; (5.410.2 - 2019 CalGREEN)
31. Prior to the issuance of any permit a commissioning plan shall be completed to document how the project will be commissioned FOR ALL BUILDINGS. Include these on the submittal sheets. Section 120.8(f) – California Energy Code}.

VI. SAFETY GLAZING

32. Provide safety glazing in the following hazardous locations. Each pane to be etch-marked. [ref. 2022 CBC 2403.1, 2406.3]
 - a. Glazing in doors require safety glass. [ref. 2022 CBC 2406.4.1]
 - b. Glazing within 24 inches of a door with the bottom edge below 60". [ref. 2022 CBC 2406.4.2]
 - c. Glazing in windows larger than 9 sf, with the bottom edge less than 18" above the floor and the top edge more than 36" above the floor, with a walking surface within 36". [ref. 2022 CBC 2406.4.3]
 - d. Glazing in guards and railings. [ref. 2022 CBC 2406.4.4]
 - e. Glazing within 60" of a wet surface. [ref. 2022 CBC 2406.4.5]
 - f. Glazing adjacent to stairs and ramps. [ref. 2022 CBC 2406.4.6]

VII. EGRESS SYSTEMS AND COMPONENTS

33. Maximum Common Path Of Travel Distance

OCCUPANT LOAD	OCCUPANCY	
	A, E, M	B
30 or less (2022 CBC Table 1006.2.1 (No FS))	75 feet	100 feet
31 – 49 (2022 CBC Table 1006.2.1 (No FS))	75 feet	75 feet
49 or more (2022 CBC Table 1006.2.1 (W/ FS))	75 feet	100 feet

34. Provide a door schedule and specify door type and hardware for each door.

EXITS – NUMBER - LOCATION

- 35. Egress from a room or space shall not pass through a kitchen, storage room, closet or spaces used for similar purposes. [ref. 2022 CBC 1016.2]
- 36. Exits shall be separated by a distance equal to or greater than ½ the diagonal of the space in a non-sprinklered buildings. [ref. 2022 CBC 1007.1.1]
- 37. Exits shall be separated by a distance equal to or greater than 1/3 the diagonal of the space in a sprinklered building. [ref. 2022 CBC 1007.1.1]
- 38. Three exits required over 501-1000 occupants. [ref. 2022 CBC 1006.2.1.1; Table 1006.3.2]
- 39. Four exits required over 1000 occupants. [ref. 2022 CBC 1006.2.1.1; Table 1006.3.2]
- 40. All occupants shall have access to two exits from the story. [ref. 2022 CBC 1006.3.2; Table 1006.3.2]

EXIT SIGNS – EXIT ILLUMINATION

- 41. The means of egress including the exit discharge shall be illuminated at all times. [ref. 2022 CBC 1008.2]
- 42. When two or more exits are required, provide means of egress lighting with emergency power back-up supply. [ref. 2022 CBC 1008.3.1]
- 43. Show location of exit signs. Exit signs are required when more than 1 exit is required. Specify power source and alternate power source. [ref. 2022 CBC 1013.1]
- 44. Provide low level exit signs and path marking in corridors serving assembly occupancy and in hotels. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. [ref. 2022 CBC 1013.7]
- 45. Provide emergency lighting for exit discharge when required to have more than two exits, 90 minutes. [ref. 2022 CBC 1008.3.4]
- 46. Exit signs require emergency continuous illumination for 90 minutes when two exits are required. [ref. 2022 CBC 1013.6.3]
- 47. Exterior landings in a means of egress require automatic illumination [ref. 2022 CBC 1008.3.2 (5)]

PANIC HARDWARE

- 48. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load more than 50 or more in a group A occupancy shall have panic hardware. [ref. 2022 CBC 1010.1.10]
- 49. A main exit in a Group A occupancy with an occupant load of less than 300 shall be permitted to be locking in accordance with section 1010.1.9.4. [ref. 2022 CBC Section 1010.1.10]

STAIRWAY

- 50. Riser heights 7 inches maximum and 4 inches minimum. [ref. 2022 CBC 1011.5.2]

- 51. Run depth is 11 inches minimum. [ref. 2022 CBC 1011.5.2]
- 52. The walls and soffits within enclosed usable spaces shall be 1-hour. [ref. 2022 CBC 1011.7.3]
- 53. Handrails shall be between 34-38 inches above the nosing of the tread. [ref. 2022 CBC 1014.2]

TRAVEL DISTANCE

- 54. Travel distance shall be as follows: [ref. 2022 CBC Table 1017.2]

FIRE SPRINKLER CONDITIONS	OCCUPANCY	
	A, E, F-1, M, R, S-1	B
With sprinklers	250 feet	300 feet
Non-sprinklered	200 feet	200 feet

VIII. ACCESSIBILITY

Accessible Route

- 55. Show the accessible pedestrian route of travel between the public way (City sidewalk) and the building entrance. Indicate that the pedestrian route shall be a minimum of 48" in width with a maximum cross-slope of 2% and a maximum running slope of 5%, unless a compliant ramp is utilized.
- 56. Detectable warning shall extend 36 inches in the direction of travel. [ref. 2022 CBC 11B-705.1.2]

Doors

- 57. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The maximum force is 5 pounds. [ref. 2022 CBC 11B-309.4]
- 58. Exit doors shall be capable of opening so that the clear width of the exit is not less than 32". [ref. 2022 CBC 11B-404.2.3, Figure 11B-404.2.3]
- 59. The floor or landing shall be not more than ½" lower than the threshold of the doorway. [ref. 2022 CBC 11B-404.2.5]
- 60. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened to a wheelchair footrest without creating a trap or hazardous condition, Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. [ref. 2022 CBC 11B-404.2.10]
- 61. The space between two consecutive door openings in a vestibule shall provide a minimum of 48" plus the door width when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing wither in the same direction or away from the space between the doors. [ref. 2022 CBC Figures 11B-404.2.6]

Parking

62. Provide accessible parking spaces as required by Table 11B-208.2 of the 2022 CBC:

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

63. For every 6 or fraction of 6 parking spaces at least one shall be a van parking space. [ref. 2022 CBC 11B-208.2.4]
64. Car and van accessible parking spaces shall have an access aisle. [ref. 2022 CBC 11B-502.2]
65. Car and Van Parking spaces shall be 216 inches (18') long minimum.
66. Car parking spaces shall be 108 inches (9') wide minimum.
67. Van parking spaces shall be 144 inches (12') wide minimum
68. Van spaces may be 108 inches (9') wide where the access aisle is 96 inches wide minimum. [ref. 2022 CBC 11B-502.2]
69. Access aisle shall be 60 inches wide minimum and be full length of the space.
70. Access aisle shall be marked in blue border. The area within the border shall be marked with hatched lines a max of 36" oc in a contrasting color, preferably blue or white. With the words NO PARKING painted. [ref. 2022 CBC 11B-502.3]
71. Access aisles shall not overlap the vehicular way, may be on either side except for van spaces must be on the passenger side. [ref. 2022 CBC 11B-502.3.4]
72. Parking spaces, access aisles must not be steeper than 1:48 (0.0208333 = 2%). [ref. 2022 CBC 11B-502.4]
73. Parking spaces, access aisles, vehicular routes must have a vertical clearance of 98 inches (8'-2"). [ref. 2022 CBC 11B-502.5]
74. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. [ref. 2022 CBC 11B-208.3.1]
75. Accessible parking spaces shall be so located that persons are not compelled to travel behind parking spaces other than their own. [ref. 2022 CBC 11B-502.7.1]

76. Each accessible car and van space shall have surface (pavement) signage. [ref. 2022 CBC 11B-502.6.4]

77. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Police Department 559-684-4290." [ref. 2022 CBC 11B-502.8]

IX. ENERGY

78. Provide Building Analysis Report(s).

79. Energy compliance documents must be signed by the person responsible for preparing them.

X. CalGREEN

80. Submit a Waste Management Plan or will serve letter from an approved trash hauler for construction debris. [ref. 2022 California Green Building Standards, Section 4.408]

81. Bicycle Parking is required. [ref. 2022 CalGreen 5.106.4]

82. Short-term bicycle parking is required. [ref. 2022 CalGreen 5.106.4.1.1]

83. Long-term bicycle parking is required. [ref. 2022 CalGreen 5.106.4.1.2]

84. EV Charging space(s) are required. [ref. 2022 CalGreen Table 5.106.5.3.3]

TABLE 5.106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

85. Designated parking required for clean air vehicles—low emitting, fuel-efficient, and carpool/van pool vehicles. [ref. 2022 CalGreen Table 5.106.5.2]

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0–9	0
10–25	1
26–50	3
51–75	6
76–100	8
101–150	11
151–200	16
201 and over	At least 8 percent of total

86. Solar-Ready, roof areas 10,000 sf or less – Solar zone shall have a total area no less than 15% of the total roof area (excluding skylights). For buildings with roof areas 10,000sf or less, the solar zone shall be comprised of individual areas with no dimension less than 5 feet and an area of 80 square feet minimum. [ref. 2022 California Energy Code 110.10 (b)(1)(B)]
87. Solar-Ready, roof areas greater than 10,000 sf – Solar zone shall have a total area no less than 15% of the total roof area (excluding skylights). For buildings with roof areas greater than 10,000sf, the solar zone shall be comprised of individual areas with no dimension less than 5 feet and an area of 160 square feet minimum. [ref. 2022 California Energy Code 110.10 (b)(1)(B)]

XI. ELECTRICAL

88. All plans and electrical calculations are to be designed by a licensed professional; provide wet stamp with signature and expiration date on all electrical sheets. Or provide signature of licensed design building electrical contractor.
89. Provide single line diagram; show electrical panel load schedules, conduit and conductor sizes and grounding electrode detail.
90. Show grounding electrode system for all electrical equipment and transformers.
91. Panels 1200 amp or more and over 6 feet in length may require an additional exit. [ref. 2022 CEC 110.26(C)(C)(2)]
92. Panic hardware is required on electric room doors of 800 or more amps when the door is less than 25 from the face of switchgear. [ref. 2022 CEC 110.26(C)(3)]
93. Illumination is required. [ref. 2022 CEC 110.26(D)]
94. Show all required clearances in front of electrical services, panels, and equipment.
95. Show all overcurrent devices, provide A.I.C rating.
96. Provide rated electrical disconnect at water heaters or lock-out device at circuit breaker.
97. Provide light fixture schedule, show manufacturer specifications, lamp wattage and total fixture wattage.
98. Provide electrical Title 24 and 2022 California energy compliance forms and mandatory measures on the plans.

XII. MECHANICAL

- 99. All plans and mechanical calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design building mechanical contractor. All sheets must be signed by the person responsible for preparing them.
- 100. Identify fire-rated corridors, walls, ceilings and floor assemblies on the mechanical plans to verify appropriate provisions for the fire penetration protection.
- 101. Show all fire dampers / fire smoke dampers and listings on plans.
- 102. Show automatic shut-offs in systems with excess of 2000 cfm and smoke detectors in the system. [ref. 2022 CMC 608.1]
- 103. Show complete distribution system of the plans. Show all size and types of ducts and sheet metal thickness and insulation materials used.
- 104. Show seismic restraint for HVAC system on plans.
- 105. Provide return and supply registers for all spaces.
- 106. Show all locations of HVAC equipment.
- 107. Show roof access to HVAC equipment on roof.
- 108. Show location of fan coil and condensers on plans.
- 109. Provide combustion air requirements and sizes for equipment located in confined spaces or spaces where infiltration does not provide the necessary air, outdoor air shall be provided, indicate on plans.
- 110. Provide mechanical equipment schedule identifying the equipment manufacturer and model number with specifications.
- 111. Provide mechanical Title 24, 2022 California Energy Efficiency Standards. All required compliance forms and mandatory measures are to be on the plans.
- 112. Outdoor air ventilation rate and air distribution assumptions made in the design of the ventilation system shall be clearly identified on the construction documents. [ref. 2022 CMC 402.1.1]
- 113. All exhausts, including dryer, cooking hood and toilet exhausts must be shown on plans. Clothes dryer exceeding 14 feet are to be engineered. [ref. 2022 CMC 504.4.2.1]
- 114. Provide hood/venting details for the new cooking equipment on the drawings.

XIII. PLUMBING

- 115. All plans and plumbing calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design build plumbing contractor. The plumbing sheets must be signed by the person responsible for preparing them.
- 116. On the Plumbing Plans, provide calculations to support the proposed minimum plumbing facilities as required by Chapter 4 of the 2022 California Plumbing Code.

Project Floor Area:
Occupancy:
CPC Occupant Load Factor (2022 CPC Chapter 4, Table A):
CPC Occupant Load:
Minimum Plumbing Facilities (2022 CPC, Table 422.1):

PLUMBING FIXTURES	REQUIRED	PROVIDED
WC		
URINALS		
LAVATORIES		
DF		

- 117. Drinking Fountain required, see section 415, and Table 422.1, 2022 CPC.
- 118. Provide dimensions to restroom(s).
- 119. Provide complete drain and vent system schematic drawings. Show all sizes, materials, of sewer, drains, and vents.
- 120. Show type and location of all backflow protection.
- 121. Show size, material, and location of roof drain system.
- 122. Provide Gas schematic: Show gas piping, pipe sizes, material, and equipment, CFH requirements, total developed length including branches per Table 1215, 2022 CPC. Provide gas piping calculations using all existing and proposed piping sizes, lengths, and demands, to justify an adequate design for equipment.
- 123. Gas regulators must be vented to the outside. Show detail on plans. [ref. 2022 CPC 1208.8]
- 124. Show location and type of water heater and/or boiler.
- 125. Provide water heater venting detail and temperature and pressure relief piping discharge location. Safety pan to discharge to exterior observable location.
- 126. Provide seismic restraint detail for water heater / boiler. [ref. 2022 CPC Section 507.2]
- 127. Provide approved permanent access to water heater / boiler.
- 128. Provide location and size of all cleanouts.
- 129. Separate toilet facilities shall be provided for each sex. Single use facilities are permitted for occupancies with less than 10 occupants and in business or mercantile occupancies with an occupant load of 50 or less. [ref. 2022 CPC 422.2]
- 130. Refrigeration coils, freezers, walk-in coolers, drink dispensers, ice making Machines, steam tables, coffee brewers require indirect waste piping. [ref. 2022 CPC 801.3]

Medical Gas Piping

- 131. Will medical gas be used at this facility? If so, provide a layout showing storage with 1-hr enclosure details keyed to the drawings.
- 132. Provide required ventilation calculations for medical gas storage area per NFPA 99.

XIV. FEES

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable.

RESOLUTION NO. 5552

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT NO. 2026-05**

WHEREAS, Conditional Use Permit 2026-05 is a request by Adrian Herrerato to obtain a ABC License, Type 40: (On-Sale Beer) in conjunction with a proposed food court located at 215 East Kern Avenue (176-400-013); and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on April 14th, 2026;

WHEREAS, the Planning Commission of the City of Tulare determines that Conditional Use Permit No. 2026-05 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA); and,

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332 (In-Fill Development Projects);

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

- 1) That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 5) The project is exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act of 1970, as amended.
- 6) That public convenience and necessity would be served by the issuance of an “On-Sale Beer” Type 40 license.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2026-05 is hereby approved subject to the following conditions:

Conditions:

1. All requirements of Title 10 shall be met.
2. Applicant to comply with any and all Fire and Building Codes.
3. Valid permits are required by the Tulare County Health Department and shall be prominently displayed by each food vendor.
4. Applicant shall comply with Engineering, Fire Department, Solid Waste, and Building Division comments/conditions (Attachments 3, 4, 5, and 6).
5. This permit is limited to the sale of all legal beers for on-site consumption.
6. Any upgrading of the alcoholic beverage license issued by Alcoholic Beverage Control will be subject to approval by the Planning Commission.
7. No trash or empty boxes shall be on the site at any time.
8. Restrooms shall be readily available and which are connected to the City's wastewater system.
9. Hours of operation shall be limited to 8 a.m. to 12 a.m., seven days per week. Any significant change shall require approval by the Planning Commission.
10. All music and live performances must cease by 10 PM.
11. Applicant shall ensure all waste materials, including grease, is disposed of appropriately off-site and not spilled or intentionally discarded on-site or in the City's drain & sewer system. If applicant is found to violate this condition, applicant may have their conditional use permit revoked.
12. Any significant changes to the floor plan layout shall be subject to review and approval by the Planning Commission.
13. Applicant to maintain all licenses and/or permits required by the State.

Engineering Division:

Resubmit with the following required revisions to the site plan:

1. Please provide cross sections of _____ on the Site Plan. Cross sections shall include (at a minimum) dimensions from right-of-way (ROW) to ROW (existing and proposed), dimensions from ROW to landscape lot (if applicable), dimensions from

ROW to sections line, dimensions from sections line to curb face, dimensions from curb face to sidewalk, sidewalk width, and median width and location with respect to section line (if applicable).

2. _____

Proceed and comply with the following, and the standard Engineering Conditions of Approval checked below:

1. _____

Proceed. No applicable Engineering Conditions of Approval.

General Engineering Conditions:

All public improvements conditionally required for project approval shall comply with the provisions of Chapter 8.24 “Subdivision Regulations” of the Tulare Municipal Code, the “City of Tulare Design Guidelines and Public Improvement Standards”, and all other applicable City policies, specifications, ordinances and standard operating procedures in effect at the time of their construction, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Division while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24” x 36” sheets, in a plan/profile format at a scale of 1”=50’ or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans.

Following approval of the improvement plans, the Developer’s Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved plans. This shall be done prior to scheduling any pre-construction conferences or commencing construction of any improvements. Following the recordation of a Notice of Completion for the project, the Developer’s Engineer shall provide the City of Tulare with an AutoCAD drawing file showing all As-Built revisions approved by the City and incorporated into the construction of the project improvements.

Prior to the start of construction, a meeting will be called by the City Engineer with the Owner/Developer, Contractor and all concerned including utility companies to coordinate and schedule work in order to avoid all possible delays due to conflicts of operation and to guarantee that all City requirements are met. The Contractor shall perform no construction in the field until after this meeting.

The applicant must obtain a Street Closure Permit from the City. Additionally, the applicant is required to arrange for motorcade escort services to manage traffic control during the parade. The chosen motorcade escort company must receive prior approval from the City before the

event. The applicant is also responsible for applying for and obtaining a City of Tulare encroachment permit for the use of motorcade escort services on public streets.

- Applicant shall obtain a Street Closure Permit from the City. A traffic control plan prepared by a registered civil engineer, traffic engineer or traffic control specialist shall be submitted with the Street Closure Permit application, and will be subject to the approval of the City Engineer prior to application approval. Applicant shall provide, setup, and remove all traffic control associated with the street closure. Applicant to apply for and receive a City of Tulare encroachment permit prior to setting up traffic control.

Required Data, Studies and Master Plan Documents:

- The Owner/Developer shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction. Compaction tests are required on all trenches and street subgrades. All soils testing shall be performed at the sole cost of the Owner/Developer. The Owner/Developer shall establish an account with a licensed and certified soil-testing firm acceptable to the City Engineer prior to the start of construction for compaction testing of trench backfill and fills. The City shall order and direct all compaction tests.
- R-Value tests shall be taken for the design of all pavement areas to be constructed by this project. The spacing of said R-Value tests shall not be more than 400 feet apart, per linear foot of paving.
- Percolation tests are required for the design of new drainage basin facilities, or the expansion of existing drainage basin facilities. Included in the first plan check submittal, the Owner/Developer shall submit a Geotech report demonstrating that proposed retention basin(s) or existing basin expansions will adequately infiltrate a ten (10) year, twenty-four (24) hour event (2.01 inches) in ten (10) days.
- Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. Traffic impact studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.
- A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to the City for review, and shall be subject to the approval of the City Engineer. The TIS shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. The TIS shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating the project’s impact to existing roadway facilities, the TIS shall

utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments, and shall specifically address the project impacts and any appropriate mitigations to the following facilities:

1. Intersections, (including lane geometry and turn pocket lengths): _____
2. Roadway Segments: _____
3. Other: _____

Compaction tests are required on all street subgrades, and at utility trench crossings of curb, gutter and sidewalk. All soil testing shall be performed at the sole cost of the Owner/Developer.

Submittal of the following Master Plan drawings is required prior to the submittal of project improvement plans: Water, Sewer, Storm Drain, Streets.

City approval of Master Plan drawings is required prior to the City's review of any project improvement plans that may be affected by the Master Plan drawings.

If the proposed development deviates from the City's Utility Master Plans, the developer shall, at their own expense, collaborate with City's Master Plan Consultant to update the relevant sections of the Utility Master Plans. The followings section of the Master Plans shall be updated, reviewed, and approved by the City prior to submittal of the improvement plans: Water, Sewer, Storm Drain.

Right of Way Requirements

Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Division, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: County of Tulare: _____, State: _____, Tulare Irrigation District.

The following right-of-way dedications are required for street/alley purposes:

1. 20' property corner radius: _____
2. Chamfer property corner: _____
3. Alley: _____
4. Street: _____

Waiver of direct access rights is required at the following locations: _____.

Easements will be required for all public utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.

Final Map Requirements

The Owner/Developer shall submit a preliminary soil report per the requirements of the California Map Act. The report shall be prepared by a Registered Civil Engineer based upon

adequate soil test borings. Said report shall be submitted to the City Engineer or Chief Building Official.

- Submit to the City of Tulare a title report for the parcel(s) to be developed.
- Submit closures and tabulation of areas (square feet) of all lots within the subdivision. A blue line area shall also be submitted.
- Provide the City of Tulare with three (3) prints of the final map of the subdivision, and three (3) prints of the improvement drawings for final checking.
- Following the approval of final subdivision or parcel maps, the Developer's Licensed Surveyor or Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved final map, or GIS shapefile for the related parcels included on said final map.
- A City Clerk's Certificate is required on the final map for required dedications.
- A Public Works Certificate required on the final map if improvements are not constructed prior to recordation. This provision would require an engineer's estimate and an improvement security.

Roadway Improvements

- Street design shall conform to City of Tulare Design Guidelines and Public Improvement Standards. The structural section design for new roadways and pave-out areas shall be based upon the results of R-Value tests at locations approved by the City Engineer, and the design criteria provided below. Minimum structural sections allowed shall be per the City of Tulare Design Guidelines and Public Improvement Standards:

Roadway	Classification	Traffic Index	Paved Width
a)	-	-	-
b)	-	-	-

- At a minimum, the construction of a part-width street as defined in section 8.24.450 (A) (1) (d) of the municipal code is required at the following locations: _____.
- Construct full pave-out width from lip of gutter to the existing edge of pavement on the following existing roadways impacted by the development is required: _____.
- Reconstruct/rehabilitate the following existing roadway segments impacted by the development in accordance with methods to be approved by the City Engineer: _____.
- Provide stabilized shoulders along the following existing roadway segments in accordance with the City of Tulare's adopted PM-10 control guidelines: _____.
- Backing lot treatment with common area landscaping, irrigation and block wall improvements shall apply to the following frontages: _____.
- Install median improvements per the requirements of the City Engineer within the following existing roadway segments impacted by the development: _____.

- Provide pavement transitions from existing roadway cross-sections to new roadway cross-sections per the requirements of the City Engineer at the following locations: _____.
- Curb and Gutter – Existing curb and gutter to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. ~~New City Standard curb and gutter shall be constructed as indicated below.~~

<u>Street Frontage(s)</u>	<u>Configuration</u>
	-

- Construct City standard cross gutter at the following locations: _____.
- Driveway Approaches – Existing driveway approaches to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. New City Standard driveway approaches shall be constructed as indicated below.

<u>Street Frontage(s)</u>

- Sidewalks – Existing sidewalk to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, and cracked or raised concrete. ~~New City Standard sidewalk shall be constructed as indicated below. For adjacent sidewalk pattern, sidewalk shall transition behind driveway approaches and maintain a minimum width of 4 feet while doing so.~~

<u>Street Frontage</u>	<u>Configuration</u>	<u>Sidewalk Width (ft)</u>
	-	-

- Ramped Curb Returns – Existing ramped curb returns to remain shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies

include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels. New City standard ramped curb returns and/or pedestrian ramps shall be installed as indicated below.

<u>Location</u>	<u>Configuration</u>

Alley Improvements – The following alley improvements are required:

1. Construct vee gutter at the following locations: _____.
2. Construct ADA compliant alley approach at the following locations:
3. Other: _____.

Street monuments – Street monuments shall be installed at locations as required by the City Engineer.

Temporary Turnarounds – Turnarounds are required at all dead end or stubbed streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up. Grants of easement shall be provided to the City of Tulare for all temporary turnaround locations.

Damage to Existing Street Improvements – If work by the Owner/Developer or his contractors render any existing City street to be in a condition unacceptable to the City Engineer, or his authorized representatives, said street must be restored to a condition as good as or better than before the development’s construction activities began. Said repair work must be completed within 2 weeks of the damage having occurred, or in accordance with a schedule authorized by the City Engineer. Thenceforth, the Owner/Developer shall maintain the street in its repaired state for the duration of the development’s construction activities.

Street Lights – Street lights shall be owned and maintained by Southern California Edison, and shall be installed at locations designated by the City Engineer per the City of Tulare Design Guidelines and Public Improvement Standards. The Owner/Developer shall provide a street light design plan for the overall project prior to or along with the first submittal of project improvement plans, which shall be subject to the approval of the City Engineer. Luminaires shall be LED fixtures mounted on standard concrete marbelite poles, and shall comply with the following general requirements:

Roadway Classification	Wattage	Color Rating (kelvin)	Minimum Lumens	Mounting Height	Mast Arm Length
Local Streets	31 Watt	4,000	4,000	26 feet	6 foot
Collector Streets	39 Watt	4,000	5,000	26 feet	8 foot
Minor Arterial Streets	39 Watt	4,000	5,000	32 feet	8 foot

Arterial Streets	71 Watt	4,000	8,500	32 feet	8 foot
Traffic Signal		4,000	15,000	Varies	Varies

- Traffic Control Devices** – Street name signs, traffic control signs, pavement delineation and/or pavement markings shall be installed as required by the City Engineer.
- Traffic Calming Measures** – The proposed development shall incorporate the following traffic calming measures: _____.
- Bicycle and Pedestrian Facilities** – The proposed development shall incorporate the following bicycle/pedestrian facilities: Bicycle rack.
- Transit Facilities** – The proposed development shall incorporate City standard bus turnout(s) at the following location(s): _____.

Grading Requirements

- A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.

- Prior to commencing any earthwork, the developer must secure a Grading Permit from the Engineering Department.
- The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For Landscape and Lighting Act District parcels, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

Utility Improvements

- All utility services to be located within paved areas shall be placed in the streets prior to paving.
- The Owner/Developer must make provisions for the installation of a gas distribution system in all arterial and collector streets and at the sizes determined by the Southern California Gas Company.
- All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.500 (M) of the City of Tulare Municipal Code. The cost of such relocations and

undergrounding shall be included in the bonding provided for the project. The following streets have above ground utilities that will need to be undergrounded:

Street	Location

Water System Requirements

- Water main alignments shall be 6 feet south and/or west of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following water main extensions and connections: _____
- Pressure, leakage, and purity tests are required on all City water system installations at the sole cost of the Owner/Developer.
- Commercial/Industrial Development: The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Multifamily Residential (one to two units fed by a single City meter): The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed. If a standalone irrigation meter is installed, a City approved backflow device is required.
- Multifamily Residential (more than two units fed by a single City meter): The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Single Family Residential: The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Developer shall install backflow cages per City Standards for all water services 2 inches and smaller. Developer shall install backflow cages for all water and fire services 3 inches and larger. Backflow cages for services 3 inches and larger shall be approved by the Fire Department and Engineering Department.
- Water sampling stations shall be installed as follows: _____.

- To address the water supply needs of new development, including the proposed project, the City is looking to purchase a lot measuring approximately 200 feet by 200 feet within the boundaries of the proposed project site for a municipal water well and above-ground storage tank. Prior to finalizing purchase of the lot, the property owner shall provide the City with permission to access the property for the purpose of drilling a test well to assess the lot's suitability as a municipal well site with regard to the quality and quantity of water available. Should the test well yield favorable results, it is the City's intention to enter into a purchase and sale agreement with the Property Owner to acquire said lot.
- Existing water wells shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Sewer System Requirements

- Sewer main alignments shall be 11 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following sanitary sewer main extensions and connections: _____
- The proposed development shall connect to City sewer. If service from an existing lateral is proposed, said lateral shall be exposed for inspection by the Public Works Inspector and upgraded to current City standards if found to be broken or substandard.
- All sewer lines shall pass both mandrel and air pressure tests. The Owner/Developer shall video inspect all sewer mains prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.
- A sewer monitoring station, oil/sand/water separator and/or grease interceptor shall be installed as required by the wastewater manager.
- Existing septic tanks shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Storm Drainage System Requirements

- Storm drain alignments shall be 6 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following storm drain line extensions and connections: _____
- The Owner/Developer shall video inspect all storm drain mains and laterals prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.

Landscaping and Parks Requirements

- A landscape & irrigation master plan for all phases of the subdivision shall be submitted with the initial phase to assist City staff in the formation of the Landscape & Lighting District. The landscape & irrigation master plan shall be approved by the Director of Parks and Community Services a minimum 75 days before approval of the final map or approval of the improvement plans (whichever comes first).
- A Landscape & Lighting District will maintain common area landscaping, common area irrigation systems, common area block walls, street trees, street lights and local street

maintenance. The Owner/Developer shall submit a completed Landscape & Lighting District application and all necessary calculations and supporting documentation for the formation of the district a minimum of 75 days before approval of the final map or approval of the improvement plans (whichever comes first). Dedication to the City is required for all landscape and common area lots to be maintained by the Landscape & Lighting District.

On-site Improvements

- On-site A.C. pavement design shall be based upon the results of “R” Value tests at locations approved by the City Engineer, and the following minimum traffic index requirements: 4.5 for parking areas/travel lanes and 5.0 for truck routes (including path of travel of solid waste collection vehicles).
- All on-site water, sewer, and storm drain shall be privately owned. All City owned water meters shall be located within the City’s ROW.
- All unused culverts and irrigation lines shall be abandoned and plugged in a manner acceptable to the City Engineer.
- If applicable, existing irrigation ditches and/or canals shall be piped, developed into a trail, or relocated outside the project boundaries per the direction of the City Engineer and affected irrigation district. Related irrigation facilities shall be subject to the same requirements for piping or relocation.
- In conformance with the City of Tulare’s adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle’s engine while making deliveries shall be prominently posted at the location where deliveries are received.
- Fugitive dust shall be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District’s Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air Pollution Control District’s Rule 9510 Indirect Source Review per the rule’s applicability criteria. A copy of the approved AIA application shall be provided to the City.
- If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City. When construction activities are not covered under the General Permit, storm water pollution control shall be implemented per the requirements of the City’s Municipal Separate Storm Sewer System (MS4) permit.
- The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission’s conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the

requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.

Oversize Construction

- The conditions of project approval require the construction of facilities which have been designated as “masterplan facilities” by the City Engineer, and as such the Owner/Developer may be eligible to receive reimbursement for oversized construction costs in accordance with Chapter 8.64 “Oversized Construction Reimbursement” of the Tulare Municipal Code, and the oversized construction reimbursement policies of the Engineering Services Department. Eligibility for any reimbursement of oversized construction costs is subject to the City Engineer’s review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Owner/Developer shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Owner/Developer shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

Fees

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable. These fees include, but are not limited to:

- Sewer front foot charges of \$ 28.00 per front foot for frontages on _____.
- Sewer lift station fee of \$ _____ per acre.
- Water front foot charges of \$ 19.00 per front foot for frontages on _____.
- Street front foot charges of \$ _____ per front foot for frontages on _____.
- Benefit district creation fee (if applicable): \$ 1,356.00 per district.
- A per-lot or per-area in-lieu fee of \$ _____ shall be established to equitably distribute costs for future offsite improvement on _____ and _____. Offsite improvements include, but not limited to:
 - Undergrounding of existing electrical lines along _____ and _____ frontage.
 - Undergrounding of existing irrigation canal along _____ and _____ frontage.
 - Curb, gutter, sidewalk, and street paving along _____ and _____ frontage.
 - Landscaping, irrigation, and multi-use trail along _____ and _____ frontage.
 - Streetlight along _____ and _____ frontage.
 - Intersection improvements, including but limited to curb returns and medians at the intersection of _____ and _____.
 - Storm drain system improvements along _____ and _____ frontage

- Extension of water main along _____ and _____ frontage
- Extension of sewer main along _____ and _____ frontage
- Traffic signal in-lieu fee of \$ _____.
- TID ditch piping in-lieu fee of \$ _____.
- Sewer main construction in-lieu fee of \$ _____.
- Water main construction in-lieu fee of \$ _____.
- Street construction in-lieu fee of \$ _____.
- Engineering inspection fee based on a percentage of the estimated cost of construction is required prior to the construction of the improvements.
- Development impact fees to be paid with building permit at rates in effect at time of permit issuance.
- Engineering plan check fee to be paid at time of plan submittal.
- Final map plan check fee to be paid at time of map submittal.
- Other: _____

Prepared By: Jan Bowen, Engineering Department

Fire Department:

The Fire Prevention Bureau conveys the following site plan comments for SP 25-43:

1. The project must comply with all of the latest applicable codes and standards.
2. An automatic hood suppression system shall be installed to protect all of the grease laden cooking appliances. A minimum of one audio/visual signaling device shall be installed and interconnected with the suppression system.
3. An accurate seating plan and egress routes must be provided for approval. All “Exits” must remain clear and unobstructed. No storage is allowed to be placed within the exit route.
4. A Knox box shall be required for this building. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Marshal. Online ordering is available at www.knoxbox.com using the department search, *Tulare City Fire Department*.
5. All buildings shall be provided with approved address identification. Numbers and letters shall be on contrasting backgrounds and be a minimum of 4” high.

Ryan Leonardo
 Fire Marshal
 June 3, 2025

Solid Waste:

1. Mandatory Commercial Recycling AB 341. All Commercial Businesses and Multi Family customers must have a blue recycle Bin, Roll Off, or Can for clean paper, cardboard, cans, bottles etc.

2. Mandatory Food Waste and Compost Recycling SB 1383 is required. Additional storage area attached to the enclosure to store up 3–96-gallon cans as shown on enclosure specs is required. Section 7.16.040 of the Tulare Municipal Code prohibits private companies/haulers from providing refuse services without authorization. Roll Off services for construction and demolition, recycling, compost or green waste and metal are to be provided by the City of Tulare Solid Waste Division. Any Private Roll Off companies/haulers used, must be listed on the Board of Public Utilities City Resolution Approved Authorized Haulers List, Resolution No. 07-04. Commercial front load bin service in the City of Tulare is provided exclusively by the City of Tulare Solid Waste Division only as per Municipal Code (No Exceptions).

Comments: Applicant will share trash service with surrounding businesses.

Building:

The Building Division recommends the following Site Plan Review Status for the subject project:

- Resubmit with the following required revisions to the site plan:
- Proceed and comply with the following comments and the conditions of approval below.
The comments contained herein are general items that will be looked for during subsequent plan review. A more exhaustive list of requirements, specific to the plans, will be provided following the first plan check.
- Proceed. No applicable Building Conditions of Approval.

Comment 1. Provide Structural Engineering for Intermodal Shipping Containers in Accordance with 2022 California Building Code Section 3115.

Comment 2. Provide details for drainage water run-off.

Comment 3. Provide details, cross slopes and running slopes for all walks and sidewalks on accessible routes in accordance with CBC section 11B 206 Accessible Routes.

Comment 4. Provide details for accessible service counters at intermodal shipping containers.

Comment 5. Provide Details for accessible entrances into intermodal shipping containers shipping containers.

I. GENERAL BUILDING CONDITIONS OF APPROVAL:

1. These building conditions are intended to deal with major issues apparent to the Building Division while reviewing this development proposal. Nothing in these conditions precludes the Chief Building Official from applying other conditions/modifications necessary for compliance with California Building Code requirements or applicable City standards, as might become apparent during design review and/or construction.
2. All sheets of the plans and the cover sheet of any calculations must bear the stamp and wet signature of a California-licensed engineer or architect licensed to practice in the State of California. – Cal Bus & Prof. Code 5537. All documents must be signed by the person responsible for preparing them.

3. Three sets of (paper/hard copy) plans, and one electronic (pdf) file of the complete plans with all supplementary documentation are required for submittal. Two sets of calculations, compliance documents, or other supplementary documents are required for submittal with the hard copy set of plans.
4. Following approval of the building plans, the Developer's engineer or architect shall provide the City of Tulare with a PDF file of the approved plans. This shall be done prior to scheduling any inspection or commencing construction of any improvements. Following the approval of the final inspection for the project, the Developer's engineer or architect shall provide the City of Tulare with a PDF file showing all As-Built revisions approved by the City and incorporated into the construction of the project improvements.
5. If applicable, a grading permit for grade work being performed for this project shall be obtained prior to any construction taking place.

II. DATA, STUDIES, SUBMITTALS AND DOCUMENTS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

All plans pertaining to food sales and/or service shall be reviewed, approved and stamped by the Tulare County Public Health Department prior to permit issuance.

6. The Owner/Developer shall submit a soils report prepared by a licensed professional to the Chief Building Official pursuant to 2022 CBC 1803.
7. Provide the builder's name, address, zip code, phone number, and State of California contractor's license number.
8. Provide the Building Division with a receipt from the appropriate school district (Tulare City School District, Tulare Joint Union High School District, etc.) showing that all fees have been paid.

III. REQUIRED NOTES ON BUILDING PLANS

The following standard notes shall be included on all building plan submittals:

9. Provide a Code Analysis table with the following required information:

COMMERCIAL EXAMPLE > to be shown on Cover Sheet			City of Tulare
CODE SUMMARY			
JOB ADDRESS:			
TENANT NAME:			
PROPERTY OWNERS:	BUILDER:	DESIGNER:	ENGINEER:
First & Last Name(s)	Name	Name	Name
Address	Address	Address	Address
City, State, Zip	City, State, Zip	City, State, Zip	City, State, Zip

Phone Number	Phone Number	Phone Number	Phone Number
Email	Email	Email	Email
SCOPE OF WORK:			
<i>Example: T/I - INTERIOR REMODEL OF EXISTING RETAIL STORE TO INCLUDE SITE ACCESSIBILITY UPGRADES, NEW ELECTRICAL, MECHANICAL & PLUMBING FIXTURES. ADD DEMISING WALL, CREATING 2 UNITS - A NEW ADDRESS WILL BE REQUIRED.</i>			
APN:	xxx-xxx-xxx		
ZONING:		FLOOD ZONE:	
OCCUPANCY:			
OCCUPANCY GROUP:		SEISMIC DESIGN CATEGORY:	
TYPE OF CONSTRUCTION:		REQUIRED # OF EXITS:	
OCCUPANT LOAD:		PROVIDED # OF EXITS:	
NO. OF BUILDINGS:			
NO. OF STORIES:			
LANDSCAPE AREA:		WATER CALC:	
SPRINKLERED:			
AREA CALCULATIONS:		MOST CURRENT CBC:	
LOT SIZE:		CBC,	CMC, CPC, CEC
EXISTING BUILDING AREA:		STATE OF CALIFORNIA, CITY OF TULARE, ETC.	
PROPOSED BUILDING AREA:			
Yards	Front:	Side:	Back:
MAX. allowable building area per CBC Section 506		$Aa = \{At + [At \times lj] + [At \times ls]\}$	
LIST SPECIAL INSPECTION(S) IF APPLICABLE OR REQUIRED:			

10. "THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS."
11. "THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY."
12. "A COMPLETE REPORT OF THE COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE." [ref. Section 120.8(i) – 2022 California Energy Code]
13. For projects that include an elevator, include the following note on plans: "ELEVATOR IS REQUIRED TO PASS STATE INSPECTION BEFORE ANY OCCUPANCY WILL BE GRANTED."
14. On the Site Plan: "ALL ENTRANCES TO BUSINESSES ARE REQUIRED TO BE SERVED BY AN ACCESSIBLE PEDESTRIAN ROUTE BETWEEN PUBLIC WAY AND BUSINESS ENTRANCE. WHERE NO SUCH ROUTE IS PROVIDED, ONE MUST BE PROVIDED AS A CONDITION OF THE BUILDING PERMIT IN ORDER TO PROVIDE PEDESTRIAN ACCESS TO THE "AREA OF WORK." IF A PEDESTRIAN ROUTE FROM THE PUBLIC WAY, INTENDED TO SERVE THE PROPOSED BUSINESS, IS PROVIDED BUT DOES NOT FULLY-COMPLY, IT MUST BE ALTERED TO COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS PRIOR TO FINAL OCCUPANCY. ALL WORK OCCURRING IN THE PUBLIC WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT TO BE OBTAINED THROUGH THE CITY OF TULARE ENGINEERING DIVISION PRIOR TO COMMENCING WORK. CONTACT: ENGINEERING DIVISION AT (559) 684-4208 REGARDING ENCROACHMENT PERMIT INFORMATION, OR REFER TO CITY OF TULARE WEBSITE AT <http://www.tulare.ca.gov/government/departments/engineering/permits-inspections/encroachment>." [ref. 2022 CBC 11B-206]
15. On Electrical Plans: "ALL WORK TO COMPLY WITH 2022 CALIFORNIA ELECTRICAL CODE".
16. On Plumbing Plans: "ALL WORK TO COMPLY WITH 2022 CALIFORNIA PLUMBING CODE".
17. On Mechanical Plans: "ALL WORK TO COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE".
18. For projects that include medical gas piping, include the following note on plans: "MEDICAL GAS PIPING INSTALLATION REQUIRES CONTINUOUS THIRD PARTY INSPECTION AND CERTIFICATION BY AN APPROVED INSPECTION AGENCY. CERTIFICATION DOCUMENTATION IS TO BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO FINAL INSPECTION."

IV. ARCHITECTURAL

19. Provide an accurate and complete sheet index that identifies and corresponds with all sheets within the set.
20. Provide a site plan.
21. Provide a “vicinity map” to accurately reflect the location.
22. Provide note on plans indicating the number of stories.
23. Provide note on plans indicating the type of construction.
24. Provide note on plans indicating the occupancy group(s).
25. Provide note on plans indicating the square footage.
26. Provide note(s) and calculation(s) on the plans indicating the occupant load.
27. Submitted plans must reference all applicable code publications on the cover/title sheet. All submittals must be designed in compliance with the 2022 CBC, CPC, CMC and CEC. Adopted Codes. Plan submittals referencing outdated and/or inapplicable code publications such as the International Codes and/or Uniform Codes cannot be accepted. Revise all general notes as needed to reflect current code references. See red-lined markup set for clarification. All applicable and referenced codes can be accessed through the California Building Standards Commission website:
<http://www.bsc.ca.gov/codes.aspx>
28. Provide Code references on plans. Plans must reference only adopted codes:
 - 2022 California Building Code (CBC)
 - 2022 California Mechanical Code (CMC)
 - 2022 California Electrical Code (CEC)
 - 2022 California Plumbing Code (CPC)
 - 2022 California Energy Code
 - 2022 California Green Building Standards Code (Cal Green).
29. When trash enclosures are required, provide City of Tulare standard trash enclosure detail 9010 or 9015 on the plans, whichever is applicable.

When trash enclosures are required, coordinate with the Engineering and Solid Waste Departments for the required compliance with the City Standards and all the applicable accessibility provisions.

V. BUILDING COMMISSIONING

30. Building with conditioned space of 10,000 square feet or more are required to be commissioned. Section 120.8 - 2022 California Energy Code; (5.410.2 - 2019 CalGREEN)
31. Prior to the issuance of any permit a commissioning plan shall be completed to document how the project will be commissioned FOR ALL BUILDINGS. Include these on the submittal sheets. Section 120.8(f) – California Energy Code}.

VI. SAFETY GLAZING

32. Provide safety glazing in the following hazardous locations. Each pane to be etch-marked. [ref. 2022 CBC 2403.1, 2406.3]
- a. Glazing in doors require safety glass. [ref. 2022 CBC 2406.4.1]
 - b. Glazing within 24 inches of a door with the bottom edge below 60". [ref. 2022 CBC 2406.4.2]
 - c. Glazing in windows larger than 9 sf, with the bottom edge less than 18" above the floor and the top edge more than 36" above the floor, with a walking surface within 36". [ref. 2022 CBC 2406.4.3]
 - d. Glazing in guards and railings. [ref. 2022 CBC 2406.4.4]
 - e. Glazing within 60" of a wet surface. [ref. 2022 CBC 2406.4.5]
 - f. Glazing adjacent to stairs and ramps. [ref. 2022 CBC 2406.4.6]

VII. EGRESS SYSTEMS AND COMPONENTS

33. Maximum Common Path Of Travel Distance

OCCUPANT LOAD	OCCUPANCY	
	A, E, M	B
30 or less (2022 CBC Table 1006.2.1 (No FS))	75 feet	100 feet
31 – 49 (2022 CBC Table 1006.2.1 (No FS))	75 feet	75 feet
49 or more (2022 CBC Table 1006.2.1 (W/ FS))	75 feet	100 feet

34. Provide a door schedule and specify door type and hardware for each door.

EXITS – NUMBER - LOCATION

- 35. Egress from a room or space shall not pass through a kitchen, storage room, closet or spaces used for similar purposes. [ref. 2022 CBC 1016.2]
- 36. Exits shall be separated by a distance equal to or greater than ½ the diagonal of the space in a non-sprinklered buildings. [ref. 2022 CBC 1007.1.1]
- 37. Exits shall be separated by a distance equal to or greater than 1/3 the diagonal of the space in a sprinklered building. [ref. 2022 CBC 1007.1.1]
- 38. Three exits required over 501-1000 occupants. [ref. 2022 CBC 1006.2.1.1; Table 1006.3.2]
- 39. Four exits required over 1000 occupants. [ref. 2022 CBC 1006.2.1.1; Table 1006.3.2]
- 40. All occupants shall have access to two exits from the story. [ref. 2022 CBC 1006.3.2; Table 1006.3.2]

EXIT SIGNS – EXIT ILLUMINATION

- 41. The means of egress including the exit discharge shall be illuminated at all times. [ref. 2022 CBC 1008.2]
- 42. When two or more exits are required, provide means of egress lighting with emergency power back-up supply. [ref. 2022 CBC 1008.3.1]
- 43. Show location of exit signs. Exit signs are required when more than 1 exit is required. Specify power source and alternate power source. [ref. 2022 CBC 1013.1]
- 44. Provide low level exit signs and path marking in corridors serving assembly occupancy and in hotels. Sign to be 6 to 8 inches above the floor and 4 inches from the door frame. [ref. 2022 CBC 1013.7]
- 45. Provide emergency lighting for exit discharge when required to have more than two exits, 90 minutes. [ref. 2022 CBC 1008.3.4]
- 46. Exit signs require emergency continuous illumination for 90 minutes when two exits are required. [ref. 2022 CBC 1013.6.3]
- 47. Exterior landings in a means of egress require automatic illumination [ref. 2022 CBC 1008.3.2 (5)]

PANIC HARDWARE

- 48. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load more than 50 or more in a group A occupancy shall have panic hardware. [ref. 2022 CBC 1010.1.10]
- 49. A main exit in a Group A occupancy with an occupant load of less than 300 shall be permitted to be locking in accordance with section 1010.1.9.4. [ref. 2022 CBC Section 1010.1.10]

STAIRWAY

- 50. Riser heights 7 inches maximum and 4 inches minimum. [ref. 2022 CBC 1011.5.2]
- 51. Run depth is 11 inches minimum. [ref. 2022 CBC 1011.5.2]
- 52. The walls and soffits within enclosed usable spaces shall be 1-hour. [ref. 2022 CBC 1011.7.3]
- 53. Handrails shall be between 34-38 inches above the nosing of the tread. [ref. 2022 CBC 1014.2]

TRAVEL DISTANCE

- 54. Travel distance shall be as follows: [ref. 2022 CBC Table 1017.2]

FIRE SPRINKLER CONDITIONS	OCCUPANCY	
	A, E, F-1, M, R, S-1	B
With sprinklers	250 feet	300 feet
Non-sprinklered	200 feet	200 feet

VIII. ACCESSIBILITY

Accessible Route

- 55. Show the accessible pedestrian route of travel between the public way (City sidewalk) and the building entrance. Indicate that the pedestrian route shall be a minimum of 48” in width with a maximum cross-slope of 2% and a maximum running slope of 5%, unless a compliant ramp is utilized.
- 56. Detectable warning shall extend 36 inches in the direction of travel. [ref. 2022 CBC 11B-705.1.2]

Doors

- 57. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The maximum force is 5 pounds. [ref. 2022 CBC 11B-309.4]
- 58. Exit doors shall be capable of opening so that the clear width of the exit is not less than 32”. [ref. 2022 CBC 11B-404.2.3, Figure 11B-404.2.3]
- 59. The floor or landing shall be not more than ½” lower than the threshold of the doorway. [ref. 2022 CBC 11B-404.2.5]
- 60. The bottom 10” of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened to a wheelchair footrest without creating a trap or hazardous condition, Where narrow frame doors are used, a 10” high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. [ref. 2022 CBC 11B-404.2.10]
- 61. The space between two consecutive door openings in a vestibule shall provide a minimum of 48” plus the door width when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing wither in the same direction or away from the space between the doors. [ref. 2022 CBC Figures 11B-404.2.6]

Parking

- 62. Provide accessible parking spaces as required by Table 11B-208.2 of the 2022 CBC:

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

- 63. For every 6 or fraction of 6 parking spaces at least one shall be a van parking space. [ref. 2022 CBC 11B-208.2.4]

64. Car and van accessible parking spaces shall have an access aisle. [ref. 2022 CBC 11B-502.2]
65. Car and Van Parking spaces shall be 216 inches (18') long minimum.
66. Car parking spaces shall be 108 inches (9') wide minimum.
67. Van parking spaces shall be 144 inches (12') wide minimum
68. Van spaces may be 108 inches (9') wide where the access aisle is 96 inches wide minimum. [ref. 2022 CBC 11B-502.2]
69. Access aisle shall be 60 inches wide minimum and be full length of the space.
70. Access aisle shall be marked in blue border. The area within the border shall be marked with hatched lines a max of 36" oc in a contrasting color, preferably blue or white. With the words NO PARKING painted. [ref. 2022 CBC 11B-502.3]
71. Access aisles shall not overlap the vehicular way, may be on either side except for van spaces must be on the passenger side. [ref. 2022 CBC 11B-502.3.4]
72. Parking spaces, access aisles must not be steeper than 1:48 (0.0208333 = 2%). [ref. 2022 CBC 11B-502.4]
73. Parking spaces, access aisles, vehicular routes must have a vertical clearance of 98 inches (8'-2"). [ref. 2022 CBC 11B-502.5]
74. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. [ref. 2022 CBC 11B-208.3.1]
75. Accessible parking spaces shall be so located that persons are not compelled to travel behind parking spaces other than their own. [ref. 2022 CBC 11B-502.7.1]
76. Each accessible car and van space shall have surface (pavement) signage. [ref. 2022 CBC 11B-502.6.4]
77. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will

be towed away at owner’s expense. Towed vehicles may be reclaimed by telephoning the Police Department 559-684-4290.” [ref. 2022 CBC 11B-502.8]

IX. ENERGY

- 78. Provide Building Analysis Report(s).
- 79. Energy compliance documents must be signed by the person responsible for preparing them.

X. CalGREEN

- 80. Submit a Waste Management Plan or will serve letter from an approved trash hauler for construction debris. [ref. 2022 California Green Building Standards, Section 4.408]
- 81. Bicycle Parking is required. [ref. 2022 CalGreen 5.106.4]
- 82. Short-term bicycle parking is required. [ref. 2022 CalGreen 5.106.4.1.1]
- 83. Long-term bicycle parking is required. [ref. 2022 CalGreen 5.106.4.1.2]
- 84. EV Charging space(s) are required. [ref. 2022 CalGreen Table 5.106.5.3.3]

TABLE 5.106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

- 85. Designated parking required for clean air vehicles—low emitting, fuel-efficient, and carpool/van pool vehicles. [ref. 2022 CalGreen Table 5.106.5.2]

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	At least 8 percent of total

- 86. Solar-Ready, roof areas 10,000 sf or less – Solar zone shall have a total area no less than 15% of the total roof area (excluding skylights). For buildings with roof areas 10,000sf or

less, the solar zone shall be comprised of individual areas with no dimension less than 5 feet and an area of 80 square feet minimum. [ref. 2022 California Energy Code 110.10 (b)(1)(B)]

87. Solar-Ready, roof areas greater than 10,000 sf – Solar zone shall have a total area no less than 15% of the total roof area (excluding skylights). For buildings with roof areas greater than 10,000sf, the solar zone shall be comprised of individual areas with no dimension less than 5 feet and an area of 160 square feet minimum. [ref. 2022 California Energy Code 110.10 (b)(1)(B)]

XI. ELECTRICAL

88. All plans and electrical calculations are to be designed by a licensed professional; provide wet stamp with signature and expiration date on all electrical sheets. Or provide signature of licensed design building electrical contractor.
89. Provide single line diagram; show electrical panel load schedules, conduit and conductor sizes and grounding electrode detail.
90. Show grounding electrode system for all electrical equipment and transformers.
91. Panels 1200 amp or more and over 6 feet in length may require an additional exit. [ref. 2022 CEC 110.26(C)(C)(2)]
92. Panic hardware is required on electric room doors of 800 or more amps when the door is less than 25 from the face of switchgear. [ref. 2022 CEC 110.26(C)(3)]
93. Illumination is required. [ref. 2022 CEC 110.26(D)]
94. Show all required clearances in front of electrical services, panels, and equipment.
95. Show all overcurrent devices, provide A.I.C rating.
96. Provide rated electrical disconnect at water heaters or lock-out device at circuit breaker.
97. Provide light fixture schedule, show manufacturer specifications, lamp wattage and total fixture wattage.
98. Provide electrical Title 24 and 2022 California energy compliance forms and mandatory measures on the plans.

XII. MECHANICAL

99. All plans and mechanical calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design building mechanical contractor. All sheets must be signed by the person responsible for preparing them.
100. Identify fire-rated corridors, walls, ceilings and floor assemblies on the mechanical plans to verify appropriate provisions for the fire penetration protection.
101. Show all fire dampers / fire smoke dampers and listings on plans.
102. Show automatic shut-offs in systems with excess of 2000 cfm and smoke detectors in the system. [ref. 2022 CMC 608.1]

- 103. Show complete distribution system of the plans. Show all size and types of ducts and sheet metal thickness and insulation materials used.
- 104. Show seismic restraint for HVAC system on plans.
- 105. Provide return and supply registers for all spaces.
- 106. Show all locations of HVAC equipment.
- 107. Show roof access to HVAC equipment on roof.
- 108. Show location of fan coil and condensers on plans.
- 109. Provide combustion air requirements and sizes for equipment located in confined spaces or spaces where infiltration does not provide the necessary air, outdoor air shall be provided, indicate on plans.
- 110. Provide mechanical equipment schedule identifying the equipment manufacturer and model number with specifications.
- 111. Provide mechanical Title 24, 2022 California Energy Efficiency Standards. All required compliance forms and mandatory measures are to be on the plans.
- 112. Outdoor air ventilation rate and air distribution assumptions made in the design of the ventilation system shall be clearly identified on the construction documents. [ref. 2022 CMC 402.1.1]
- 113. All exhausts, including dryer, cooking hood and toilet exhausts must be shown on plans. Clothes dryer exceeding 14 feet are to be engineered. [ref. 2022 CMC 504.4.2.1]
- 114. Provide hood/venting details for the new cooking equipment on the drawings.

XIII. PLUMBING

- 115. All plans and plumbing calculations are to be designed by a licensed professional. Provide wet stamp with signature and expiration date or provide signature of licensed design build plumbing contractor. The plumbing sheets must be signed by the person responsible for preparing them.
- 116. On the Plumbing Plans, provide calculations to support the proposed minimum plumbing facilities as required by Chapter 4 of the 2022 California Plumbing Code.

Project	Floor
Area:	
Occupancy:	
CPC Occupant Load Factor (2022 CPC Chapter 4, Table A):	
CPC Load:	Occupant
Minimum Plumbing Facilities (2022 CPC, Table 422.1):	

PLUMBING FIXTURES	REQUIRED	PROVIDED
WC		
URINALS		
LAVATORIES		
DF		

- 117. Drinking Fountain required, see section 415, and Table 422.1, 2022 CPC.
- 118. Provide dimensions to restroom(s).
- 119. Provide complete drain and vent system schematic drawings. Show all sizes, materials, of sewer, drains, and vents.
- 120. Show type and location of all backflow protection.
- 121. Show size, material, and location of roof drain system.
- 122. Provide Gas schematic: Show gas piping, pipe sizes, material, and equipment, CFH requirements, total developed length including branches per Table 1215, 2022 CPC. Provide gas piping calculations using all existing and proposed piping sizes, lengths, and demands, to justify an adequate design for equipment.
- 123. Gas regulators must be vented to the outside. Show detail on plans. [ref. 2022 CPC 1208.8]
- 124. Show location and type of water heater and/or boiler.
- 125. Provide water heater venting detail and temperature and pressure relief piping discharge location. Safety pan to discharge to exterior observable location.
- 126. Provide seismic restraint detail for water heater / boiler. [ref. 2022 CPC Section 507.2]
- 127. Provide approved permanent access to water heater / boiler.
- 128. Provide location and size of all cleanouts.
- 129. Separate toilet facilities shall be provided for each sex. Single use facilities are permitted for occupancies with less than 10 occupants and in business or mercantile occupancies with an occupant load of 50 or less. [ref. 2022 CPC 422.2]
- 130. Refrigeration coils, freezers, walk-in coolers, drink dispensers, ice making Machines, steam tables, coffee brewers require indirect waste piping. [ref. 2022 CPC 801.3]

Medical Gas Piping

- 131. Will medical gas be used at this facility? If so, provide a layout showing storage with 1-hr enclosure details keyed to the drawings.
- 132. Provide required ventilation calculations for medical gas storage area per NFPA 99.

XIV. FEES

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable.

Prepared By: Carlos Duran City of Tulare Building Department

PASSED, APPROVED, AND ADOPTED this fourteenth day of April, 2026 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Sandi Miller, CHAIR
City of Tulare Planning Commission

ATTEST:

MARIO ANAYA, SECRETARY
City of Tulare Planning Commission



Staff Report

Meeting: Planning Commission

Date: April 14, 2026

Item #:
Public Hearing

Department: Community Development - Planning

Submitted by: Steven Sopp, Principal Planner

Agenda Title: 2025 Housing Element and General Plan Annual Progress Reports

RECOMMENDED ACTION

Receive and file the City of Tulare Housing Element and General Plan Annual Progress Reports for the 2025 calendar year.

SUMMARY

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the Housing Element of the General Plan (Attachment 1) and the entire General Plan (Attachment 2). The Government Code requires the APR to be “considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments,” and then submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The APRs are presented to City Council. Following staff’s presentation and a public hearing, as directed by City Council, city staff will submit the 2025 APRs to OPR and HCD

2025 Housing Element APR

Housing Development Activity

In the 2025 APR, Tables A, A2, and the Summary tables summarize the housing development activity for the 2025 calendar year as follows:

- Entitlements: The city entitled 1,289 single-family residential units in 2025. Staff would note that multi-family residential units are generally permitted uses that do not require entitlement applications to be approved.
- Building Permits Issued: The City issued building permits for 468 residential units (362 single-family detached units, 4 single-family attached units, 31 multi-family units consisting of 2 to 4-unit buildings, 40 multi-family units consisting of 5+ units and 31 accessory dwelling units) (Summary).
- Certificates of Occupancy Issued: The City issued certificates of occupancy for 421 residential units (407 single-family detached units, 2 multi-family units consisting of 2 to 4-unit buildings, and, 12 accessory dwelling units.) (Summary).

Progress Towards Meeting RHNA

Table B summarizes the City’s progress towards meeting its Regional Housing Needs Assessment (RHNA) allocation for the 2024 – 2031 planning cycle. Based on the number of housing units issued a building permit in 2025, Tulare has a remaining need of 3,635 RHNA units. The City has a remaining need of 748 above moderate income units, 568 moderate income units, 884 low income units, and 1,435 very low-income units.

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023 - 12/30/2023	2024	2025	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-
Very Low	Deed Restricted	-	-	-	-	-	-
	Non-Deed Restricted	1,435	-	-	-	-	1,435
Low	Deed Restricted	-	-	-	-	-	-
	Non-Deed Restricted	884	-	-	-	-	884
Moderate	Deed Restricted	-	-	-	-	109	-
	Non-Deed Restricted	677	36	2	71	-	568
Above Moderate		1,753	202	406	397	1,005	748
Total RHNA		4,749					
Total Units			238	408	468	1,114	3,635

No Net Loss Finding

In accordance with SB 166, passed in 2017, if a city approves development on a site identified to accommodate RHNA need in the Housing Element at a lower density or different income level than identified, the city needs to make a written finding that the need can be met by other sites identified in the housing element, or “identify and make available” other sites to accommodate the need within 180 days. The city did not approve any development on sites identified to accommodate RHNA in calendar year 2025. No action is being reported.

2025 General Plan APR

Adopted General Plan Amendments

State law allows the General Plan to be amended. In 2025, the city approved 1 amendment to the Land Use Element of the General Plan as outlined below:

GPA 2024-02	Approved Resolution 25-18 April 1, 2025	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 140.32-acres from Residential Estate and Rural Residential to Low Density Residential and Rural Residential
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Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2025 calendar year:

- TBIZ
- Homeless Shelter
- Cartmill Commercial
- Sequoia Marketplace

Several residential developments, shown below, continue to build out in 2025. Additional details are provided within the General Plan Annual Progress Report (attached).

- Oakcrest
- Farrar
- Liberty Hill
- KCOK
- Fulton Estates
- Wild Oaks
- Mission Creek
- Lago
- Villas at Sierra Ranch

General Plan Implementation Measures Status Update

The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City's vision for its future is met. A full list of General Plan Implementation Measures and their status is included in the APR in Attachment 2 to this staff report.

6th Cycle Housing Element Update

In 2022 City of Tulare staff began efforts to prepare the City's 6th Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff worked to provide needed information to assist in the preparation of the document. In 2023, public outreach meetings were held to solicit input from the community for incorporation into the document. The consultant also began work to prepare draft sections of the document for review by City staff. In 2024 and 2025, city staff worked to review draft sections and provide comments, revisions and feedback. Multiple drafts were provided to the California Department of Housing and Community Development for review and comment. Planning staff plans to bring the 6th Cycle Housing Element and related required zone amendments to Planning Commission and City Council for adoption in March and April of 2026.

Active Transportation Plan

In 2024, The Tulare County Association of Governments (TCAG) committed to provide the City of Tulare with \$ 200,000 for the preparation of an Active Transportation Plan (ATP). With funding secured, the City's Community Development Department issued a request for proposals (RFP) for qualified consulting firms to assist the City in the preparation of an ATP. Seven consulting firms submitted proposals by the deadline, with the top five being interviewed as well. TJKM Transportation Consultants scored the highest and was selected as the preferred firm selected by City staff. In 2025, Planning staff worked with the

consultant to solicit public input through public outreach and to prepare a draft of the plan. A public review draft is expected to be circulated in March 2026 with adoption anticipated by May 2026.

FISCAL IMPACT & FUNDING SOURCES

There is no fiscal impact associated with this action

ENVIRONMENTAL REVIEW

The proposed action is not a “project” as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

POTENTIAL CONFLICT OF INTEREST

Staff is not aware of any conflicts of interest.

LEGAL REVIEW

This item does not require legal review.

PUBLIC NOTICE

A notice of public hearing was published in *The Visalia Times Delta* on March 31, 2026, which is at least 10 days prior to the public hearing.

ALTERNATIVE ACTION

1. Approve with changes
2. Deny
3. Table

ATTACHMENTS

1. Housing Element Annual Progress Report
2. General Plan Annual Progress Report

Reviewed/Approved: _____



GENERAL PLAN

2035

2025 ANNUAL PROGRESS REPORT

City of Tulare Planning Division
411 E. Kern Avenue, Tulare, CA 93274

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General Plan Background

A jurisdiction's General Plan addresses state General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent.

The City of Tulare General Plan 2035 is a long-range planning program to guide the orderly growth and development of the Tulare planning area over the long term. The General Plan clearly communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community. It also provides assurances that the community at large will be supported by an adequate range of public services and infrastructure systems.

Purpose of the General Plan Annual Progress Report

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) each year on the General Plan and progress on its implementation to the legislative body, (in this case the City Council), followed by the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- To provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The APR covers the period of the previous calendar year. This APR covers calendar year 2025. The APR for the General Plan and for the Housing Element of the General Plan have separate reporting requirements and forms, and as such have been prepared as two separate documents. Both APRs are being presented to the Planning Commission, City Council, and then submitted separately to both OPR and HCD.

The rest of this report will present the chronology of adopted amendments to the General Plan through 2025, present major milestones & projects that occurred in the reporting period, a status update of the implementation measures for the General Plan, and finally a summary of any grants received to assist in implementing the General Plan, along with the next areas of focus in the plan's continued implementation.

Adopted General Plan Amendments

State law allows the General Plan to be amended. This allows the General Plan to remain a current document responsive to the community’s needs. Requests for amendments may be submitted by individuals or initiated by the City. Amendments to the Tulare General Plan through December 2025 are listed below.

Amendments to the Tulare General Plan (October 2014-December 2025)			
General Plan Amendment (GPA) Number	Action	Applicant	Description
GPA 2014-01	Approved Resolution 15-14 May 5, 2015	DR Horton	Changed the General Plan land use designation on 7.99 acres from Medium Density Residential to Low Density Residential, including amending the Del Lago Specific Plan to build 47 single family homes just south of the Franzia Tulare winery, between Mooney Blvd. & Solaria St.
GPA 2016-02	Approved Resolution 16-35 July 19, 2016	Tulare County Housing Authority	Changed the General Plan land use designation from Service Commercial and Low Density Residential to High Density Residential on a ½ acre site located at the northeast corner of Inyo Avenue & Sacramento Street for the construction of a 10-unit multi-family apartment complex.
GPA 2015-14	Approved Resolution 17-04 January 17, 2017	Monterey Dynasty, LLC	Changed the General Plan land use designation from Low Density Residential to Community Commercial on 4.74 acres at the southeast corner of ‘M’ Street and Cartmill Avenue to

			construct a 24,500 sq. ft. 5-story/136 room hotel with swimming pool, 400-seat conference center/hall, 4,000 sq. ft. Restaurant/bar, outdoor wedding venue, and parking areas.
GPA 2016-03	Approved Resolution 17-24 June 26, 2017	Teo Albers	Changed the General Plan land use designation on 6.76 acres from Community Commercial to Low Density Residential and on 4.01 acres from Community Commercial to Medium Density Residential on the southeast corner of 'J' Street and Cartmill Avenue to construct a planned single-family and multi-family residential community.
GPA 2017-01	Approved Resolution 17-26 June 26, 2017	Jonathan Van Ryn	Changed the General Plan land use designation from Community Commercial to Low Density Residential on approximately 0.29 acres located at the northwest corner of Merritt Avenue and Gem Street to resolve existing non-conforming zoning and construct a pool house and garage at existing residential property.
GPA 2017-02	Approved Resolution 17-43 September 19, 2017	Great Valley Land Builders, LLC	Changed the General Plan land use designation from Community Commercial and Medium Density

			Residential to Low Density Residential on approximately 19.5 acres just east of Mooney Blvd. & halfway between Tulare Avenue and Seminole Avenue to construct an 88 lot single-family residential subdivision.
GPA 2018-01	Approved Resolution 18-51 September 18, 2018	Central Pacific Development Group	Changed the General Plan land use designation on approximately 7 acres at the northwest corner of Bardsley Avenue and West Street from Neighborhood Commercial to Low Density Residential
GPA 2018-02	Approved Resolution 18-72 December 18, 2018	City of Tulare	Changed the General Plan land use designation on 14 properties citywide to accommodate both the 2008-2014 (4 th Cycle) and 2015-2023 (5 th Cycle) Housing Elements Regional Needs Housing Allocation (RHNA)
GPA 2019-01	Approved Resolution 19-32 August 6, 2019	Three River Development, LLC	Changed the General Plan land use designation on 3.83 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2017-03	Approved Resolution 19-49 October 22, 2019	West Coast Construction	Changed the General Plan land use designation on approximately 127 acres from Regional Commercial to a combination of Regional Commercial, Low Density Residential, Medium Density Residential, High Density Residential, and Parks and Recreation
GPA 2019-02	Approved Resolution 2020-05 February 4, 2020	Woodside 06N LP	Changed the General Plan Land Use designation on approximately 76.5 acres from a combination of Low Density Residential, Residential Estate, and Rural Residential to all Low Density Residential on property west of Morrison Street between Tulare Avenue and Seminole Avenue for the development of a 358 single-family residential subdivision
GPA 2020-01	Approved Resolution 2020-13 April 7, 2020	Three River Development, LLC	Changed the General Plan land use designation on 0.38 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2020-03	Approved Resolution 2020-58 December 15, 2020	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 24 acres from Medium Density Residential and Community Commercial to Low Density Residential on property at the northwest corner of Mooney Boulevard and Cartmill Avenue
GPA 2021-01	Approved Resolution 2022-40 July 19, 2022	Derrel's Mini Storage	Changed the General Plan land use designation on approximately 13.38 acres from Community Commercial to Service Commercial on property located on the east side of Mooney Blvd. at Cross Avenue
GPA 2021-02	Approved Resolution 2022-42 July 19, 2022	DR Horton	Changed the General Plan land use designation on approximately 25.87 acres from Rural Residential to Low Density Residential
GPA 2022-02	Approved Resolution 22-69 December 20, 2022	DR Horton	Changed the General Plan land use designation on approximately 10.44 acres from High Density Residential to Medium Density Residential
GPA 2022-04	Approved Resolution	Arun Toor	Changed the General Plan land use designation on approximately 231-acres from Agriculture to Commercial and low and high residential

GPA 2024-01	Approved Resolution 24-14 April 16, 2024	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 14.06-acres from Community Commercial to Low Density Residential
GPA 2024-02	Approved Resolution 25-18 April 1, 2025	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 140.32-acres from Residential Estate and Rural Residential to Low Density Residential and Rural Residential

Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2025 calendar year:

TBIZ – Renovation was completed on the former courthouse building to provide a Business Accelerator featuring an approximately 2,000 sq. ft. maker’s space with the goal to support the successful growth of emerging small businesses across multiple industry sectors in Tulare, creating a lasting positive impact on the community.

Homeless Shelter – In 2025 construction continued on a new emergency shelter to provide safe, temporary housing for individuals and families experiencing homelessness. The facility will feature a 20,000 sq. ft. steel building, three modular structures for office space, a food pantry, a laundry room, and a classroom. It will also include restroom and shower facilities, a modular unit village, dog kennels, storage containers, a parking lot, exterior lighting, roadway frontage improvements, utility extensions, and perimeter fencing.

Cartmill Commercial – Construction began on a Chick-fil-a restaurant and a Maverick service station on the south side of Cartmill Avenue, east of Hwy 99. The uses are anticipated to be completed and open in 2026.

Sequoia Marketplace – Construction began on the Sequoia Marketplace shopping center located on the northeast corner of Mooney Blvd. and Bardsley Avenue. Construction of a Chipotle Restaurant and a carwash began in 2025 with a service station and future Save Mart also announced.

Residential Permits – Several residential subdivisions continue to build out with substantial milestones or completion on the following occurring in 2025:

- Oakcrest – Construction neared completion a 213 -lot single-family residential subdivision located on the north side of Tulare Avenue and east of Enterprise Street.
- Farrar – Construction continued on a 360-lot single-family residential subdivision located on the northwest corner of Morrison Street and Tulare Avenue.
- Liberty Hill – Construction continued on a 384-lot single-family residential subdivision located on the northwest corner of Bardsley Avenue and West Street.
- KCOK – Construction continued on a 355-lot single-family residential subdivision located on the northeast corner of Mooney Blvd. and Seminole Avenue.
- Fulton Estates – Construction continued on a 185-lot single-family residential subdivision located on the southwest corner of Tulare Avenue and Oakmore Street.
- Wild Oaks – Construction continued on an 83-lot single-family residential subdivision located on the south side of Pleasant Avenue between Alpha and La Dawna Streets.
- Lago / Sorrento – Construction began on a 125-lot single-family residential subdivision located on the southwest corner of Mooney Blvd. and Cartmill Avenue.
- Villas at Sierra Ranch – Construction continued on a 91-lot single-family residential subdivision on the southeast corner of Retherford Street and the Corvina Avenue alignment.
- Mission Creek – Grading occurred and construction began on a 255-lot single-family residential subdivision on the southwest corner of Bardsley Avenue and the Oakmore Street alignment.

Implementation Measures Status Update

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City’s vision for its future is met. The following table shows the status of the various implementation measures in the General Plan, some of which have been completed and several which are in progress and ongoing as part of the daily operations in the City. Status updates to report for the planning period of 2025 are shown in **bold** text.

City of Tulare General Plan Annual Progress Report Implementation Measures Status (2025)

LAND USE ELEMENT					
Implementation Measure	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-1: Urban Development Boundary	The City shall evaluate the urban development boundary (UDB) every five years to ensure there is enough capacity to accommodate anticipated growth and adequate utility, city service, and infrastructure capacity to accommodate anticipated growth.	Planning Division	N/A	Every five years and Ongoing	The City still has adequate capacity to accommodate anticipated growth and adequate services within the UDB. In 2025 the City approved the FNC Farming annexation which will provide approximately 140-acres for single-family residential development. The City has received additional applications for annexation which staff continue to process through the various approvals needed. As such, there continues to remain enough areas within the existing UDB to accommodate anticipated growth.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-2: Compact & Infill Development	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	Planning Division	N/A	By 2020	The City of Tulare City Council adopted a Comprehensive Zoning Ordinance Update in December 2024. The comprehensive update included revisions that incorporated many of these concepts.
Implementation Measure LU-3: Compact Development	The City shall develop and maintain an inventory of available vacant sites that have potential for infill development.	Planning Division	N/A	Ongoing	In 2022 the city used monies received through an SB2 Planning Grant to create GIS layers to inventory vacant residential, commercial and industrial vacant sites and made them available to the public to help to facilitate the development of in-fill opportunities within the City. City staff continue to update and maintain these layers.
Implementation Measure LU-4: Mixed-Use Redevelopment & Adaptive Reuse Downtown	The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings	Planning Division	N/A	By 2020	The City of Tulare City Council adopted a Comprehensive Zoning Ordinance Update in December 2024. The comprehensive update included a complete re-write of both the Mixed-Use and Downtown sections of the ordinance. The new ordinance encourages and simplifies mixed-use development downtown and citywide.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-5: Regional Auto Mall Study	The City shall conduct a study to determine a suitable location and impacts of a regional auto mall in the city.	Community & Economic Development Department	N/A	By 2020	The City will continue to explore the possibilities of locating a regional auto mall in the city limits, including looking for resources to fund such a study.
Implementation Measure LU-6: Municipal Services	The City shall consider adoption of an appropriate fee program for new development to ensure the provision, operation, and ongoing maintenance of appropriate public facilities and services (including, but not limited to, fire stations and equipment, police stations and equipment, ambulance or dispatch service, utility infrastructure, parks, recreational, and library facilities).	All Affected City Departments and Finance Department	N/A	Ongoing	Funding for maintenance of existing and expansion of municipal services tied to the City's growth is provided through the City's Development Impact Fee Program. A Request for Proposals to update the Development Impact Fee Program is anticipated to be released in the spring of 2026.
Implementation Measure LU-7: Water Master Plan	The City shall update its water master plan to address future water supply treatment, and distribution system. The water master plan shall explore: a. Water supply alternatives. b. Treatment alternatives, including wellhead and centralized treatment. c. Alternatives for reuse of grey water. d. Water conservation program.	Public Works Department and Engineering Division	N/A	Ongoing	On October 6, 2022, the city authorized Carollo Engineers, P.C. (Carollo) to prepare a water, sewer, storm drain system master plan study. The Board of Public Utilities adopted the Master Plan document on July 18, 2024.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-8: Sewer & Stormwater Drainage Master Plans	The City shall periodically update the Sewer and Stormwater Drainage Master Plan based on the 2035 General Plan	Public Works Department and Engineering Division	N/A	Ongoing	On October 6, 2022, the city authorized Carollo Engineers, P.C. (Carollo) to prepare a water, sewer, storm drain system master plan study. The Board of Public Utilities adopted the Master Plan document on July 18, 2024.
Implementation Measure LU-9: Street Tree Management Plan	The City shall update its Street Tree Management Plan based on the 2035 General Plan	Planning Division	N/A	Ongoing	The City's Street Tree Ordinance was updated based on the 2035 General Plan. The Street Tree Management Plan shall be amended, modified, and added to such plan, from time to time, upon recommendation of the Parks and Recreation Commission. In 2021, the Parks and Recreation Commission approved the adoption of an amended Street Tree species List.
Implementation Measure LU-10: Neighborhood Identification	The City shall require that entrances to the new subdivision fronting on arterials are accented with distinctive landscaping, pavement, and signage treatments.	Planning Division	N/A	Ongoing	The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.
Implementation Measure LU-11: Context Sensitive Development	Where applicable, the City shall require new development to incorporate complementary features into site and development planning to ensure its compatibility with existing historic structures.	Planning Division	N/A	Ongoing	The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-12: Aesthetic Improvements	The City shall encourage use of the assessment districts authorized by law and other available financing tools to fund street beautification, street lighting, street maintenance, storm drainage, park maintenance, and other common aesthetic improvements in new private residential and business development.	Planning Division, Engineering Division, and Parks Division	N/A	Ongoing	The City requires and manages Landscape Maintenance Districts to fund maintenance of these improvements in new private residential development and will begin exploring requiring this for new multi-tenant business development as well.
Implementation Measure LU-13: Street Trees	The City shall review and evaluate its design review guidelines for application at selected key locations and to particular development types (e.g., mixed use development). Selected locations for such special design review should include key entranceways and thoroughfares; the Downtown; designated community and regional commercial areas; and designated office/business park areas.	Planning Division	N/A	Ongoing	The City amended its zoning ordinance to eliminate the Design Review process and implement the Site Plan Review process. This process enables more streamlined review and shortens review times for projects. The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-14: General Plan Consistency	<p>The City shall review and amend as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:</p> <ul style="list-style-type: none"> a. Zoning Ordinance b. Subdivision Ordinance c. Development Standards 	Planning Division	N/A	Ongoing	<p>On December 17, 2024, the City of Tulare City Council adopted a Comprehensive Update to the city's zoning ordinance (Title 10 of the City of Tulare Municipal Code). This update included amendments to the zoning ordinance and development standards in order to ensure consistency with the General Plan and recent changes to State law.</p>
Implementation Measure LU-15: General Plan provisions & Project Review	<p>The City shall implement the provisions of this General Plan through its ongoing project review process.</p>	Planning Division	N/A	Ongoing	<p>The Planning Division implements the provisions of the 2035 General Plan through Site Plan Review, the entitlement phase, Plan Check, and a Field Check.</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-16: Annual Review	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code section 21081.6 for a mitigation monitoring program.	Planning Division	N/A	Ongoing	This is the Annual Progress Report for Calendar Year 2025, being presented to the Planning Commission, City Council, and filed with the Office of Planning and Research, serving as an annual review of the implementation of the City's General Plan.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
TRANSPORTATION AND CIRCULATION ELEMENT					
Implementation Measure TR-1: Roadway Standards & Priority Projects	The City shall coordinate with Caltrans to establish priorities for freeway improvements and initiate a process for the design, funding, and construction of improved freeway interchanges.	Planning Division	N/A	Ongoing	The City continues to work with Caltrans and TCAG to establish priorities for freeway projects within the City, including cooperating on planning, design, and funding studies for projects. The City continues to coordinate actively with Caltrans regarding the widening of SR-99, the completion of the International Agri-Center Way Interchange, the reconstruction of the Paige Avenue Interchange, future improvements to the Inyo Avenue corridor and other projects planned and ongoing throughout the City.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-2: Level of Service Standard	The City shall identify economic, design, and planning solutions to improve existing levels-of-service currently below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand	Planning Division and Engineering Division	N/A	Ongoing	City staff regularly review new development for potential effects or degradation of the LOS standards adopted by the City. Improvements to improve operational LOS are included as conditions of project approval when required, and the City continues to work to further expand alternative transportation systems (bicycle and pedestrian networks).

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-3: Transportation Impact Fee Program	The City shall continue its transportation impact fee program and revise when necessary, to ensure the mitigation of traffic impacts created by new development	Planning Division and Engineering Division	N/A	Ongoing	The City continues to maintain the transportation impact fee program with funds paid-in by new development to ensure funding for transportation projects required due to continued development growth. A Request for Proposals to update the Development Impact Fee Program is anticipated to be released in the spring of 2026.
Implementation Measure TR-4: Adequate Parking Standards	The City shall periodically review existing parking standards to ensure their adequacy.	Planning Division and Engineering Division	N/A	Ongoing	On December 17, 2024, the City of Tulare City Council adopted a Comprehensive Update of the city's zoning ordinance (Title 10 of the City of Tulare Municipal Code). As part of the Comprehensive Update, parking standards for multi-family residential, commercial, and industrial development were revised to better reflect the needs of development.
Implementation Measure TR-5: Downtown Parking Plan	The City should develop and maintain a downtown parking plan. This plan should be complete following a review of the city's parking requirements and the location and adequacy of signage. This plan should discourage employee parking in prime parking spaces within downtown retail areas.	Planning Division	N/A	Ongoing	A parking study for downtown was completed in 2010. In 2024 the Downtown Master Plan was updated. The plan determined that parking in the downtown had not significantly changed since the 2010 parking study and that no additional study was needed. The Master Plan instead focused on revitalization efforts and acknowledged that as those efforts are successful, the need for an updated parking study may change.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-6: Pedestrian Access	The City shall promote and improve pedestrian access along existing local arterial and collector streets.	Planning Division and Engineering Division	N/A	Ongoing	The City regularly reviews pedestrian access as part of development review and site plan review, to ensure needed improvements to pedestrian access are incorporated as part of proposed property improvements.
Implementation Measure TR-7: Database of Needed Sidewalks	The City shall develop and maintain a database of sidewalks along streets which currently do not contain continuous sidewalks.	Planning Division and Engineering Division	N/A	Ongoing	The City's Project Management Team maintains a database of areas along streets that do not contain continuous sidewalks. The Project Management Team uses this list to help prioritize capital projects and identify funding to complete gaps in sidewalks, particularly in older areas of the City and former County areas that were not originally developed with sidewalk infrastructure.
Implementation Measure TR-8: Street Standards & Trucks	The City shall review City street standards every five years to ensure compatibility with changing truck height and weight standards.	Engineering Division	N/A	Every five (5) years	The City of Tulare Engineering Division regularly reviews City street standards to ensure compatibility with truck height and weight standards, and will continue to do so.
Implementation Measure TR-9: Truck Route Signage	The City shall identify and update existing truck route signage.	Engineering Division	N/A	Ongoing	The City does include signage for existing truck routes and will continue to maintain and/or update those as necessary.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-10: Roundabouts	The City shall acquire from new development sufficient rights-of-way dedications to allow for construction of roundabouts at all arterial and arterial-collector intersections.	Planning Division and Engineering Division	N/A	Ongoing	The City's Engineering Division continues to review new development for any required intersection improvements, including considerations such as type of intersection control, including roundabouts, if appropriate for the specific location.
CONSERVATION AND OPEN SPACE ELEMENT					
Implementation Measure COS-1: Groundwater Protection	The City shall identify and protect local aquifers and water recharge areas, in cooperation with other agencies.	Planning Division and Public Works Department	N/A	Ongoing	The City continues to coordinate with the Tulare Irrigation District on the identification of new and maintenance of existing water recharge basins to ensure water quality integrity and continued efforts for increased groundwater recharge capabilities.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-2: Groundwater Management Plan	The City shall periodically update a groundwater management plan	Public Works Department	N/A	Ongoing	The City, along with the Tulare Irrigation District and the City of Visalia, is a member of the Mid-Kaweah Groundwater Sustainability Agency (Mid-Kaweah GSA), tasked with management of groundwater supplies as stipulated in the Sustainable Groundwater Management Act. The Mid-Kaweah Groundwater Sustainability Agency has prepared a Final Groundwater Sustainability Plan and is working to implement the plan.
Implementation Measure COS-3: Coordinated Groundwater Monitoring & Planning	The City shall participate in coordinated regional and statewide groundwater monitoring and planning programs.	Public Works Department	N/A	Ongoing	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater supplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-4: Groundwater Monitoring Partnerships	The City shall maintain groundwater monitoring partnerships with local groundwater users and stakeholders.	Public Works Department	N/A	Ongoing	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater supplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.
Implementation Measure COS-5: Groundwater Recharge	The City will investigate future changes to the zoning ordinance that promote maintaining some groundwater recharge with urban development. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality.	Community & Economic Development Department; Public Works Department	N/A	Ongoing	While not included in the Zoning Code, this measure is addressed in new development through the City's Engineering Standards. The City's Engineering Division has adopted standards to address site drainage, groundwater recharge, and water quality as requirements of new development. As an example, the City requires new development to install groundwater recharge basins or tie into existing basins with sufficient capacity. City staff will continue to review these standards and look for opportunities to improve on or further the goals of this measure.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-6: Protection of Sensitive Environmental and Cultural Areas	The City shall continue the protection of natural and cultural resources as part of the City's environmental review process.	Planning Division	N/A	Ongoing	The City's Planning Division reviews proposed development activities for compliance with state and federal environmental laws, including through carrying out the environmental review process on projects to ensure the protection of natural and cultural resources.
Implementation Measure COS-7: Development in Environmentally-Sensitive Areas	When reviewing development proposals, the City shall encourage cluster development in areas with moderate to high potential for sensitive habitat.	Planning Division	N/A	Ongoing	The City's Planning Division will continue to utilize the Site Plan Review and entitlement processes to encourage well planned development. This includes using strategies, such as cluster development, as needed to avoid and/or minimize impacts to areas of moderate to high potential for sensitive habitat.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-8: Construction Erosion Control	The City shall adopt requirements that new development implement measures that minimize soil erosion from wind and water related to construction. Measures may include, but not be limited to the following: Grading requirements that limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, or other intended uses; and/or Construction techniques that utilize site preparation, grading, and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving development sites and polluting local waterways.	Engineering Division	N/A	Ongoing	The Engineering Division has adopted grading permit requirements. Applicants for a grading permit must demonstrate on the application the types of control measures and best management practices to limit soil erosion and stormwater runoff, including protection of water quality through use of various approved media to filter, divert, and/or protect local waterways and drainage facilities.
Implementation Measure COS-9: Agricultural Land Mitigation Program	The City shall adopt a mitigation program for agricultural land conversion that includes, at a minimum, the components listed in Policy COS-P3.12, or equivalent or more effective components.	Planning Division	N/A	By 2015	The City Council adopted the Farmland Mitigation Ordinance in February 2020 for agricultural land converted to non-agricultural use outside the City limits, but within the City's urban development boundary.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-10: Archaeological Resource Mitigation Monitoring	The City shall continue the monitoring of mitigation measures established for protection of archaeological resources prior to development.	Planning Division	N/A	Ongoing	The Planning Division continues the monitoring of mitigation measures established for protection of archaeological resources through carrying out the environmental review process and through grading permits on projects to ensure the protection of archaeological resources prior to development.
Implementation Measure COS-11: Historical Resources Inventory	The City shall prepare a historical resources inventory.	Planning Division	N/A	By 2020	The City has an existing historical resources inventory, however staff will look to identify opportunities and resources to update this inventory.
Implementation Measure COS-12: Historic Overlay Zone	The City shall continue to apply its Historic Site and Historic Neighborhood Combining District zone as a means to preserving, protecting, and encouraging the restoration of identified historical sites and neighborhoods.	Planning Division	N/A	Ongoing	In 2024 the City established a Historic Preservation Ad Hoc Advisory Committee to review what was needed to establish a historic preservation program for the City. On October 10, 2024, the City Council adopted several recommendations made by the Ad Hoc Advisory Committee in order to implement a historic preservation program. In 2025 the City of Tulare designated 9 properties or structures as Historic-Cultural Landmarks and added them to the city’s Local Register of Historic-Cultural Landmarks.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-13: Quimby Act Ordinance	The City shall consider adopting a Quimby Act Ordinance requiring that park provision be considered and incorporated in the subdivision process.	Parks Division; Planning Division; Engineering Division	N/A	By 2015	In 2023, the City Council adopted a Quimby Act Ordinance requiring that park provisions be incorporated into the subdivision process.
AIR QUALITY ELEMENT					
Implementation Measure AQ-1: More Walkable Neighborhoods	The City shall continue to enforce the Green Building Ordinance and amend the Subdivision Ordinance to achieve more walkable neighborhoods.	Building Division and Planning Division	N/A	By 2015	The City's Building Division enforces the Green Building Code and the City's Planning and Engineering Divisions require the installation of sidewalks along the frontage of new development as well as pedestrian openings at the ends of cul-de-sacs.
Implementation Measure AQ-2: Regional Planning Strategy	The City shall assist TCAG in preparing a Sustainable Communities Strategy and/or an Alternative Planning Strategy	Planning Division	N/A	By 2015	City staff, as well as City Council representatives, are involved in collaborating with TCAG on matters regarding the updates to the Sustainable Communities Strategy and/or an Alternative Planning Strategy

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure AQ-3: Construction Emissions	<p>The City shall consider adopting a resolution or ordinance requiring construction equipment greater than fifty (50) horsepower to reduce exhaust emissions by the following amounts from the state wide average as estimated by ARB:</p> <ul style="list-style-type: none"> • 20 percent of the total NOx emissions; • 45 percent of the total PM₁₀ exhaust emissions. 	Planning Division	<ul style="list-style-type: none"> • 20 percent reduction in total NOx emissions; • 45 percent reduction in total 	By 2015	While the City has not adopted a resolution or ordinance, the Planning Division now has staff capabilities to conduct and review environmental analysis of potential impacts associated with project construction. Through the environmental review process, projects that generate emissions exceeding established air quality standards & thresholds are required to mitigate potential impacts, including through the use of later model equipment meeting more stringent emissions standards (e.g. Tier 4 or greater equipment).
NOISE ELEMENT					
Implementation Measure NOI-14.1: Regional Policy Framework	Tulare County and its incorporated cities shall review all relevant development plans, programs, and proposals, including those initiated by both the public and private sectors, to ascertain and ensure their conformance with the policy framework outline in this Noise Element.	Planning Division	N/A	Ongoing	City of Tulare staff continue to review development plans and proposals for consistency with the General Plan, including the Noise Element policies.

<p>Implementation Measure NOI-14.2: Noise-sensitive Land Uses</p>	<p>Prior to the approval of a proposed development of residential or other noise-sensitive land uses in a noise-impacted area, or the development of an industrial, commercial, or other noise-generating land use in or near an area containing or planned and zoned for residential or other noise-sensitive land uses, an acoustical analysis may be waived provided that all of the following conditions exist:</p> <ul style="list-style-type: none"> • The proposed development is not subject to the provisions of California Administrative Code Title 24. • The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within the proposed outdoor activity areas (patio, decks, backyards, pool areas, recreation areas, etc.) does not exceed 65 dB Ldn (or CNEL). • The topography in the project area is flat, and the noise source and receiving land use are at the same grade. • Effective noise mitigation, as determined by the reviewing agency, is incorporated into the 	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Proposed residential development, as well as the development of noise-generating land uses near existing, planned, or zoned residential uses are reviewed through the City's Site Plan Review process as well as through noise analysis as part of environmental review for required project entitlements.</p>
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	<p>project design to reduce noise exposure to the levels specified by the policies of the Noise Element such measures may include the use of building setbacks, building orientation, and noise barriers. If a noise barrier is required for mitigation of exterior noise levels, it should be constructed of tight-fitting, massive materials (1-inch thick wood, stucco, masonry, etc.) and should be of sufficient height to interrupt line-of-sight between the source and receiver. Line-of-sight should be determined by drawing a straight line between the effective heights of the noise source and receiver. For traffic noise, in instances where the number of heavy trucks exceeds five (5) percent of the Average Daily Traffic (ADT), an effective height of ten (10) feet above the rails should be used for locomotive and car noise, and an effective height of fifteen (15) feet above the rails should be used for horn noise. For industrial, commercial, or other stationary noise sources or for aircraft noise, a detailed</p>				
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	<p>evaluation of noise source spectra and effective height(s) should be conducted. Receiver height should be assumed to be five (5) feet above project grade for outdoor activity areas such as backyards. The receiver height for small patios or upper floor decks should be assumed to be four (4) feet above the finished floor elevation. Interior noise levels may be assumed to be in compliance with the 45 dB Ldn (or CNEL) standard as long as the building construction complies with today's more stringent thermal insulation requirements and windows and doors may remain closed. This will require the installation of air conditioning or mechanical ventilation.</p> <p>When the above-described conditions do not exist and an acoustical analysis is required by the City of Tulare it should:</p> <ul style="list-style-type: none"> • Be the responsibility of the applicant. • Be prepared by an individual or firm with demonstrable experience in the fields of environmental noise 				
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Program	Description	Responsibility	Quantified Objective	Time Frame	Status
	<p>assessment and architectural acoustics.</p> <ul style="list-style-type: none"> • Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. • Include estimated noise levels in terms of L_{dn} (or CNEL) existing and projected future (10 to 20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element. • Include recommendations for appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element. • Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided. 				

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure NOI-14.3: Acoustical Analysis	Tulare County and its incorporated cities shall develop and implement procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project permitting process. The appropriate time for requiring an acoustical analysis would be as early in the project review or permitting process as possible, so that noise mitigation may be an integral part of the project design rather than an afterthought.	Planning Division	N/A	Ongoing	Noise reduction requirements, whether mitigation measures resulting from the environmental review process or conditions of project approval, are implemented to be incorporated prior to construction, to ensure construction contractors abide by such requirements when applying for grading and building permits.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure NOI-14.4: Community Noise Control Ordinance	Noise exposure information developed during the community noise survey described in this Noise Element may be used as a guideline for the development and adoption of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and/or equipment modifications. If such an ordinance is adopted, it should be consistent with the “Model Community Noise Control Ordinance” prepared by the California Office of Noise Control in 1977, with modifications made to reflect local concerns and conditions (a draft community noise control ordinance is contained within the Technical Reference Document).	Planning Division	N/A	Ongoing	The City’s Noise Ordinance reflects local concerns and conditions and is applied to both new development as well as existing uses, to maintain an acceptable community noise level, particularly in noise-sensitive areas of the City, such as residential neighborhoods.
Implementation Measure NOI-14.5: Review & Update of Noise Element	The Noise Element of the Tulare County General Plan and the General Plans of the incorporated cities of the County shall periodically be reviewed and updated to ensure that noise exposure information, goals, and policies are consistent with changing conditions and/or standards.	Planning Division	N/A	Ongoing	The Noise Element, just like other elements of the General Plan, is periodically reviewed to ensure it is still consistent with changing conditions and standards, and to identify needed updates.

Upcoming Long Range Planning Policy Updates & Priorities

6th Cycle Housing Element Update – In 2022 City of Tulare staff began efforts to prepare the City’s 6th Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff worked to provide needed information to assist in the preparation of the document. In 2023, public outreach meetings were held to solicit input from the community for incorporation into the document. The consultant also began work to prepare draft sections of the document for review by City staff. In 2024 and 2025, city staff worked to review draft sections and provide comments, revisions and feedback. Multiple drafts were provided to the California Department of Housing and Community Development for review and comment. Planning staff plans to bring the 6th Cycle Housing Element and related required zone amendments to Planning Commission and City Council for adoption in March and April of 2026.

Active Transportation Plan – In 2024, The Tulare County Association of Governments (TCAG) committed to provide the City of Tulare with \$ 200,000 for the preparation of an Active Transportation Plan (ATP). With funding secured, the City’s Community Development Department issued a request for proposals (RFP) for qualified consulting firms to assist the City in the preparation of an ATP. Seven consulting firms submitted proposals by the deadline, with the top five being interviewed as well. TJKM Transportation Consultants scored the highest and was selected as the preferred firm selected by City staff. In 2025, Planning staff worked with the consultant to solicit public input through public outreach and to prepare a draft of the plan. A public review draft is expected to be circulated in March 2026 with adoption anticipated by May 2026.