

SANTA CLARA COUNTY PLANNING DEVELOPMENT APPLICATION

PROPERTY OWNER'S NAME	Phone	Email	Prefer correspondence: Email <input checked="" type="checkbox"/> Mail <input type="checkbox"/>
COUNTY OF SANTA CLARA	408-299-5155		
Mailing Address	City	Zip	
70 W. HEDDING, EAST WING, 11 th FLOOR	SAN JOSE	95110	
APPLICANT OR APPELLANT NAME	Phone	Email	Prefer correspondence: Email <input checked="" type="checkbox"/> Mail <input type="checkbox"/>
SANTA CLARA COUNTY FAIRGROUNDS MGMT. COMP.	408-494-3114	aandrade@thefair.org	
Mailing Address	City	Zip	
344 Tully Road	San Jose	95111	
ADDRESS OF SUBJECT PROPERTY: 344 Tully Road, San Jose, CA 95111		APN:	497-38-016
EXISTING USE OF PROPERTY: Fairgrounds	ACCESS RESTRICTIONS (gate, dog, etc.):		Gate
The ACKNOWLEDGEMENTS AND AGREEMENTS FORM on the reverse side of this application must be completed and signed by the property owner(s).			

FOR DEPARTMENT USE ONLY

FILE NUMBER: —

PROJECT DESCRIPTION:

APPLICATION TYPES	FEE(S)	COMMENTS / SUBMITTAL MATERIALS
Architecture and Site Approval / ASX		
Building Site Approval / BA (Urban / Rural)		
Certificate of Compliance		
Design Review / DRX		
CEQA (EA / Cat Ex / Prior CEQA / EIR)		
Compatible Use Determination (WA / OSE)		
Geologic Report / Letter		
Grading Approval / Abatement		
Lot Line Adjustment / Lot Merger		
Pre-Screening		
Special Permit		
Subdivision		
Use Permit		
Variance		
Other		
TOTAL FEES		

Application fees are not refundable.

Submittal reviewed and received by:

Date:

Coordinates: X

Y

Zoning:

General Plan:

Parcel Size:

USA / SOI

WA / OSE / HCP

Early Outreach: L1 / L2

Previous Files:

ACKNOWLEDGEMENTS AND AGREEMENTS

FILE NUMBER: —

I. INDEMNITY

Applies to all Planning applications.

As it relates to the above referenced application, pursuant to County of Santa Clara Ordinance Code Section A33-6, except where otherwise expressly prohibited by state or federal law, I hereby agree to defend, indemnify and hold harmless the County and its officers, agents, employees, boards and commissions from any claim, action or proceeding brought by any person or entity other than the applicant ("third party") against the County or its officers, agents, employees, boards and commissions that arises from or is in any way related to the approval of this application, including but not limited to claims, actions or proceedings to attack, set aside, void or annul the approval. If a third-party claim, action or proceeding is filed, the County will promptly notify the applicant of the claim, action or proceeding and will cooperate fully in the defense. Notwithstanding the above, the County has the right to participate in the defense of any claim, action or proceeding provided the County bears its own costs and attorney fees directly associated with such participation and defend the action in good faith. The applicant will not be required to pay or perform any settlement unless the applicant agrees to the settlement.

II. FEES

Applies to hourly billable application types. Refer to Department of Planning and Development fee schedule.

- a. I/We the Owner(s) of the subject property, understand that my/our application requires payment of a minimum non-refundable fee, plus additional funds when staff hours devoted to the application exhaust the initial payment. Staff hours are billed at the hourly rate in effect at the time the staff hours are accrued.
- b. Typical tasks charged to an application include, but are not limited to, the following: intake and distribution of application, staff review of plans and other relevant materials; correspondence; discussions/ meetings with owner, applicant and/or other interested parties; visits to the project site by authorized agency staff; file maintenance; environmental assessment; staff report preparation; agenda and meeting preparation; meeting attendance; presentations to boards, commissions, and community groups; contract administration.
- c. The minimum nonrefundable fees for development applications are based on staff billing rates and staff hours needed to process a typical application. Staff hours may exceed a base application fee (requiring additional billing) due to project complexity and public interest on a project. This could include the need to review technical reports, conduct several meetings with the owner / applicant, and respond to public inquiries.
- d. Invoiced fees are due within 30 days of the date on the billing letter. **Fees not paid within 30 days are considered late and are subject to collection at the expense of the Owner.** While such fees are outstanding, the Planning Office reserves the right to cease all work on a project until said fees are paid in full.
- e. Any fees not paid within 45 days of invoicing shall be subject to interest charged at a rate equal to that earned by the County Treasury investment pool for that period.
- f. The owner and applicant are encouraged to periodically check on the status of their projects and fees. Questions regarding the status of hours charged to an application may be addressed to the planner assigned to the project.
- g. For more information on Planning Office application fees and how they are calculated, visit the County Planning Office web site at <https://plandev.sccgov.org/home>.

III. NOTICE OF LEVINE ACT AND COUNTY OF SANTA CLARA LOBBYIST ORDINANCE

Levine Act Disclosure Requirements for Parties to a Proceeding

California Government Code section 84308 ("Levine Act") requires a party to a proceeding involving a license, permit, or other entitlement for use to disclose any contribution of more than \$250 that the party (or their agent) has made to an elected or appointed official within the prior 12 months. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party (or their agent) from making a contribution of more than \$250 to any elected or appointed official who may participate in the proceeding.

For applications processed by the Department of Planning and Development, the Levine Act Form must be completed by the party (or the party's agent) to a license, permit, or other entitlement for use at the time the party files an application for a license, permit, or other entitlement for use with the Department of Planning and Development. The requirement to submit the Levine Act Form applies where a party (or that party's agent) has contributed more than \$250 to a member of the Board of Supervisors or member of the Planning Commission if they may participate in the proceeding.

The party (or their agent) must submit a supplemental form if they make any new reportable contributions while the license, permit, or other entitlement for use is being processed and considered. The party (or their agent) must also use the Levine Act Form if they need to correct any previously submitted form. The completed form submitted to the County of Santa Clara is a public record.

To complete and submit the Levine Act Form, please visit: <https://boardclerk.sccgov.org/mandated-filings/levine-act-disclosure>

County of Santa Clara Lobbying Ordinance

County of Santa Clara Ordinance Code sections A3-61 to A3-69 requires lobbyists, including land use lobbyists, to register with the Clerk of the Board and report their lobbying activities on a quarterly basis to the County of Santa Clara ("County"). In addition, a land use lobbyist is required to update their lobbyist reports between 7 and 21 days prior to any meeting or public hearing regarding a major land use approval they have attempted to influence.

A land use lobbyist is any person who, during any consecutive 12-month period, does either of the following: (1) makes payments or incurs expenditures in the aggregate amount of \$5,000 or more attempting to influence a major land use approval; or (2) spends an aggregate amount of 10 or more hours of compensated time attempting to influence a major land use approval, including time spent by officers, employees, agents, and members. A major land use approval is any legislative or administrative action by the County on an application relating to: (1) construction, demolition, alteration, development, or use of property in the unincorporated county that, if approved, would affect, in the aggregate, more than 25,000 gross square feet of existing, approved, or proposed buildings or structures; (2) the surface mining operation or reclamation of mined lands involving the disturbance or reclamation of more than 25,000 gross square feet of land; or, (3) any subdivision containing five or more parcels or condominiums.

The applicant or appellant for any major land use approval must certify, on a form provided by the Clerk of the Board and filed with the Clerk of the Board, that it has complied with the land use lobbyist disclosure requirements prior to each meeting or public hearing at which an action relating to the major land use approval, or any component thereof, will be on the agenda. The application for any major land use approval will be suspended at any time the applicant does not comply with the requirements of the registration and disclosure requirements. During the suspension period, the Department of Planning and Development will cease all work on the application.

For additional information on registration and quarterly disclosure requirements for lobbyists, please visit: <https://boardclerk.sccgov.org/mandated-filings/lobbyist-filings>.

IV. APPLICATION AUTHORIZATION AND AGREEMENT TO PAY

I (We), the Owner(s) of the subject property, hereby authorize(s) the filing of this application and on-site visit by authorized staff. In addition I (We) acknowledge and understand the information above related to fees and agree to pay all application fees. I (We) certify and accept the terms and conditions as described above.

OWNER'S NAME(S) (Please Print)

DocuSigned by:
Abraham Andrade
11801C2F67704E5...
OWNER'S SIGNATURE(S)

DATE

11/7/2023

DocuSigned by:
Abraham Andrade
11801C2F67704E5...
Revised 09/12/2025

Department of Planning and Development

BINGO LICENSE APPLICATION FORM

CHECK ONE: New License Renewal 2023 Year

1. Organization: Santa Clara County Fairgrounds Management Corporation
Name: 344 Tully Rd
Address: San Jose Ca. 95111
Telephone Number: 408-494-3114

(Please complete the attached Form A - List of Officers)

2. Person(s) responsible for the operation of the Bingo games:
Name(s): Armando Carlos
Address: 346 N. 9th St San Jose Ca. 95112
Telephone No.: 408-442-7008
Birthdate: 02/14/1981 Driver's License No.: B5464250

3. Number of Bingo games proposed within a one-month period: 8

4. Proposed Days and Hours of Operation:
(a) Days: Wednesday & Thursday (b) Hours: 4:00pm - 11:00pm

5. Location and occupancy of proposed Bingo operation:
(a) Address: 344 Tully Rd
San Jose Ca. 95111
(b) Proposed number of occupants: 250
List the purposes for which the organization uses this facility other than Bingo: OFF-TRACK BETTING / SATELLITE WAGERING

NOTE: State law prohibits the issuance of a Bingo license if the sole use of the proposed location is the conduct of Bingo games.

6. Is the proposed Bingo location owned by the Organization, leased by the Organization, or donated to the Organization?

Owned Leased Donated

If the proposed Bingo location is leased or donated, provide the following information:

Owner's Name: County of Santa Clara
Owner's Address: 70 West Hedding Street, East Wing, 11th floor
San Jose, Ca. 95111
Owner's Telephone Number: c/o Glen Williams, 408-512-4844
When does the lease or donation expire? December 31, 2029
What, if any, special conditions are associated with the lease or donation?

7. Is your organization exempt from the payment of the bank and corporation tax under the provisions of the California Revenue and Taxation Code?

YES ✓ NO _____

If yes, please attach a copy of evidence of tax exempt status under the California Revenue and Taxation Code received from Franchise Tax Board.

If a Mobilehome Association or Senior Citizen Association, please attach copies of any Articles or Charter and Bylaws.

NOTE: Updated exemption letters are required for license renewals.

8. Person(s) responsible for filing the "Santa Clara County Monthly Report for Bingo Activity"

NAME: Deborah Abad Accounting Manager "SCCFMC"
ADDRESS: 344 Tully Road, San Jose, Ca. 95111
TELEPHONE NO: 408.494.3131

9. Name of other organization(s) using the same location for the conduct of bingo games:

N/A
Days & hours of operation for the aforementioned organizations:
N/A

The undersigned organization representative(s)

- (a) Certify that all equipment used in the operation of Bingo games is, or will be, owned by the organization making application for this license, and
- (b) Consent that any duly authorized representative of the county may inspect the premises where Bingo games are to be conducted and may inspect, upon demand during normal business hours, while a Bingo license is in effect and for a period of three (3) years thereafter, any and all books, records, accounts, and reports maintained in connection with Bingo games.

We certify, under penalty of perjury, that the foregoing is true and correct.

Deborah Abad 10-27-23
Signature of Organization ~~President~~ Date
Executive Director

Signature of Organization Secretary Date

Signature of Property Owner Date

FORM A

LIST OF OFFICERS

1. Abraham Andrade
(NAME)

13765 Harding Ave
(ADDRESS)

San Martin, Ca. 95046
(CITY STATE ZIP)

Executive Director
(OFFICE OR POSITION)

02/28/1955 / N0365796
(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

2. _____
(NAME)

(ADDRESS)

(CITY STATE ZIP)

(OFFICE OR POSITION)

(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

3. _____
(NAME)

(ADDRESS)

(CITY STATE ZIP)

(OFFICE OR POSITION)

(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

4. _____
(NAME)

(ADDRESS)

(CITY STATE ZIP)

(OFFICE OR POSITION)

(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

5. _____
(NAME)

(ADDRESS)

(CITY STATE ZIP)

(OFFICE OR POSITION)

(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

6. _____
(NAME)

(ADDRESS)

(CITY STATE ZIP)

(OFFICE OR POSITION)

(BIRTHDATE)/(DRIVER'S LICENSE)

(SIGNATURE)

SHERIFF'S APPROVAL OF SECURITY PERSONNEL

Please provide the following information regarding the security firm:

1. NAME Halcon Protection Agency, INC: Mario Ramirez
 ADDRESS 621 Tully Road, Suite 188, San Jose, Ca. 95111
 TELEPHONE NUMBER 408-661-7535 STATE LICENSE NUMBER 404903

Please forward the following information for each individual to be employed for security purposes at bingo games:

1. NAME _____	2. NAME _____
ADDRESS _____	ADDRESS _____
TELEPHONE NO. _____	TELEPHONE NO. _____
DATE OF BIRTH _____	DATE OF BIRTH _____
DRIVER'S LICENSE NO. _____	DRIVER'S LICENSE NO. _____
3. NAME _____	4. NAME _____
ADDRESS _____	ADDRESS _____
TELEPHONE NO. _____	TELEPHONE NO. _____
DATE OF BIRTH _____	DATE OF BIRTH _____
DRIVER'S LICENSE NO. _____	DRIVER'S LICENSE NO. _____

NOTE: USE ADDITIONAL SHEETS AS NECESSARY TO PROVIDE ADDITIONAL INFORMATION

TO BE COMPLETED BY SHERIFF'S PERSONNEL ONLY

REVIEWED BY _____ Date: _____

REMARKS _____

FORM C

AUTHORIZATION TO INSPECT FINANCIAL RECORDS

TO: Wells fargo
(Name of Bank)
299 S. Main Street 8th floor, Salt Lake City, UT 84111
(Address)

RE: 1430957108
(Account Number)

To whom it may concern:

This letter authorizes you to allow a complete inspection of the above referenced account(s) by any member of the Santa Clara County Sheriff's Department bearing this letter.

SANTA CLARA COUNTY FAIRGROUNDS MANAGEMENT CORPORATION
(Name of Individual or Organization)

Abraham Andrus
(Signature)

Executive Director
(Office or Position)

10-27-23
(Date)

FORM D

Persons Responsible for Operation of Bingo Game

1. Armando Carlos 2/14/1981
 (Name) (Birthdate)
366 N. 9th Street San Jose Ca 95112
 (Street) (City) (State) (Zip)
(408) 442-7008 B5464250
 (Telephone No.) (Driver's License No.)
2. Guadalupe "Lupe" Suarez 12/12/1972
 (Name) (Birthdate)
1501 Verona Court Salinas, CA 93905
 (Street) (City) (State) (Zip)
(831) 240-5237 A6374414
 (Telephone No.) (Driver's License No.)
3. Abraham Andrade 2/28/1955
 (Name) (Birthdate)
13765 Harding Ave, San Martin, CA 95046
 (Street) (City) (State) (Zip)
(408) 494-3114 N0365796
 (Telephone No.) (Driver's License No.)
4. _____
 (Name) (Birthdate)

 (Street) (City) (State) (Zip)

 (Telephone No.) (Driver's License No.)
5. _____
 (Name) (Birthdate)

 (Street) (City) (State) (Zip)

 (Telephone No.) (Driver's License No.)
6. _____
 (Name) (Birthdate)

 (Street) (City) (State) (Zip)

 (Telephone No.) (Driver's License No.)

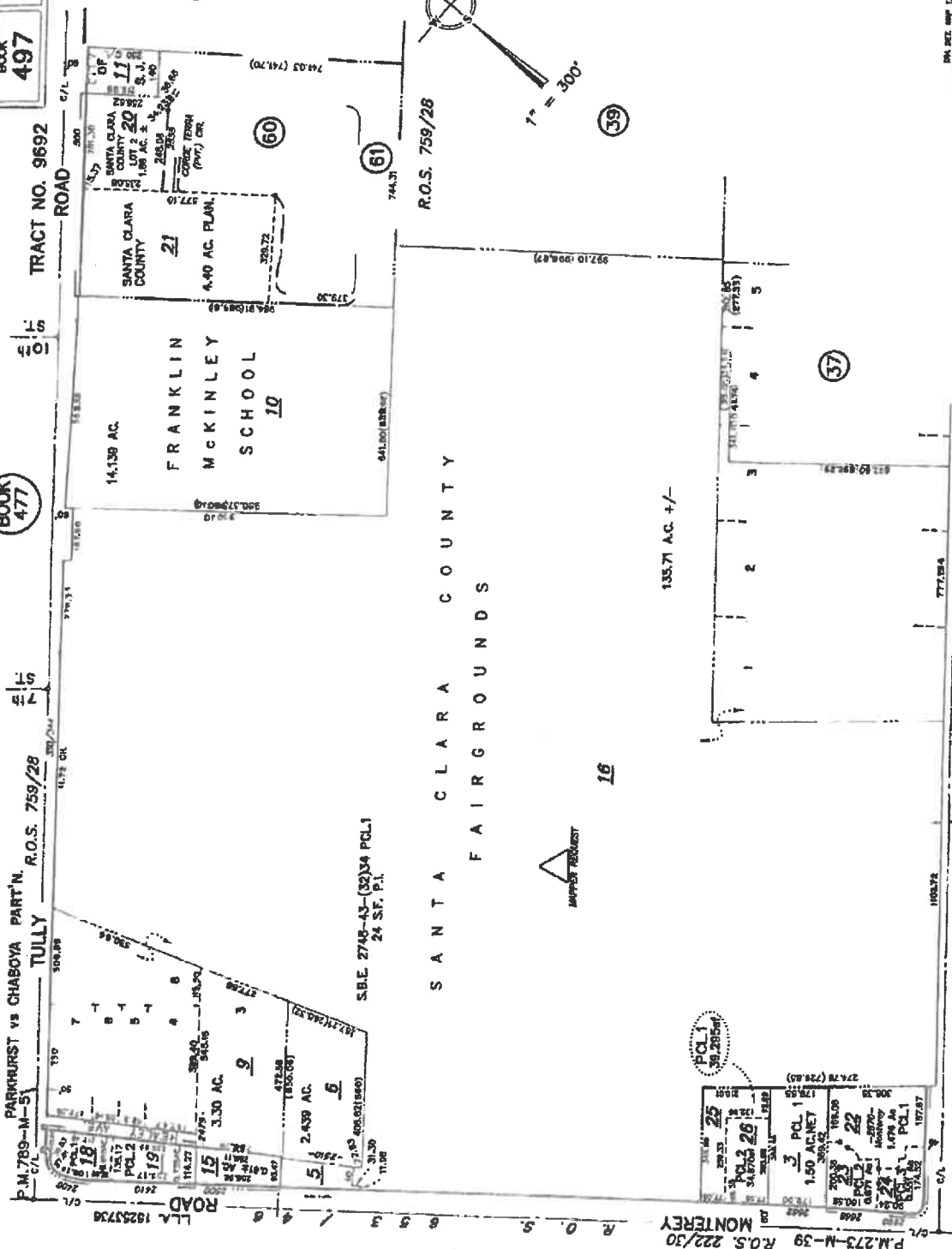
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

P.M. 789-M-51
C/L
PARKHURST vs CHABOYA PART'N. R.O.S. 759/28
TULLY
± 1/6

BOOK 497
PAGE 38

BOOK 477

TRACT NO. 9692



BOOK 455

L.L.A. 23762055

P.M. 839-M-28

33 UMBARGER ROAD

R.O.S. 759/28

34 FRANK MATTS TRACT

R.O.S. 759/28

P.M. 839-M-39

BOOK 455
PAGE 38

LAWRENCE E. STONE - ASSESSOR
Computer map for assessment purposes only
Compiled under R. & T. Code, Sec. 327
Effective Roll Year 2018-2020

Assessor's Parcel Number (APN): 497-38-016

Situs Address (es) : 344 TULLY RD SAN JOSE 95111-0000

Mailing Address: 344 TULLY RD SAN JOSE CA 95111-0000

Current Information Assessed Value

PROPERTY INFORMATION

Document No: 15547213 Document Type: AGREEMENT

Transfer Date: 2/2/2001 Tax Default Date: N/A

TAX RATE AREA INFORMATION 066-005

elem. school: franklin mckinley
high school: east side union
comm. college: san jose
resource consv.: guadalupe-coyote
air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
fire protection: central-zone no. 01
fire protection: central
county service: area no. 01 (library services), benefit assessment
county service: area no. 01 (library services)
county water: santa clara valley
county water: santa clara valley-zone e-1
county water: santa clara valley-zone w-4
water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2019)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$0	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$0	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$0	Total:	\$0	Total:	\$0	\$0

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not





STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 1286
RANCHO CORDOVA CA 95741-1286

In reply refer to
755:6 :GRW

June 14, 2013

SANTA CLARA COUNTY FAIR GROUNDS MANAGEMENT CORPORATION
344 TULLY RD
SAN JOSE CA 95111-1913

Purpose : CHARITBALE
Code Section : 23701d
Form of Organization : Corporation
Accounting Period Ending: December 31
Organization Number : 1897454

EXEMPT DETERMINATION LETTER

This letter confirms the organization's previous tax-exempt status from California franchise or income tax as stated in the above Revenue and Taxation Code (R&TC) section. In confirming the organization's tax-exempt status, we made no examination of the organization's current activities. You must immediately report to us any changes in the organization's operation, character, or purpose since the original tax-exempt status.

The tax-exempt status is effective as of 05/27/1995.

To retain tax-exempt status, the organization must be organized and operating for nonprofit purposes within the provisions of the above R&TC section. An inactive organization is not entitled to tax-exempt status.

For filing requirements, get Pub. 1068, Exempt Organizations - Filing Requirements and Filing Fees. Go to ftb.ca.gov and search for 1068.

G WALKER
EXEMPT ORGANIZATIONS
BUSINESS ENTITIES SECTION
TELEPHONE 916.845.4171
FAX NUMBER 916.845.9501

RTF:

Santa Clara County Planning Office Administrative Permit Application

Bingo License

Instructions to the Applicant

Attached are application forms for a bingo license. These forms, together with a Master Land Development Permit Application, must be completed and all requirements must be met before your request will be set for a public hearing, if necessary, and issued. Be sure to read county ordinances and amendments regarding bingo to clearly understand your obligations in conducting these activities in unincorporated Santa Clara County.

Once your application has been reviewed by the appropriate agencies and has been deemed complete, it may be set for a public hearing before the Secretary of the Planning Commission. If a hearing is to take place, at the discretion of the Secretary, you will be notified of the time and place of the hearing. If no hearing is to take place your permit or a letter denying the permit will be mailed to you.

The application is to be submitted to the Planning Office at 70 W. Hedding St., 7th Floor, East Wing, San Jose, CA 95110, (408) 299-5770. The submittal shall include the following:

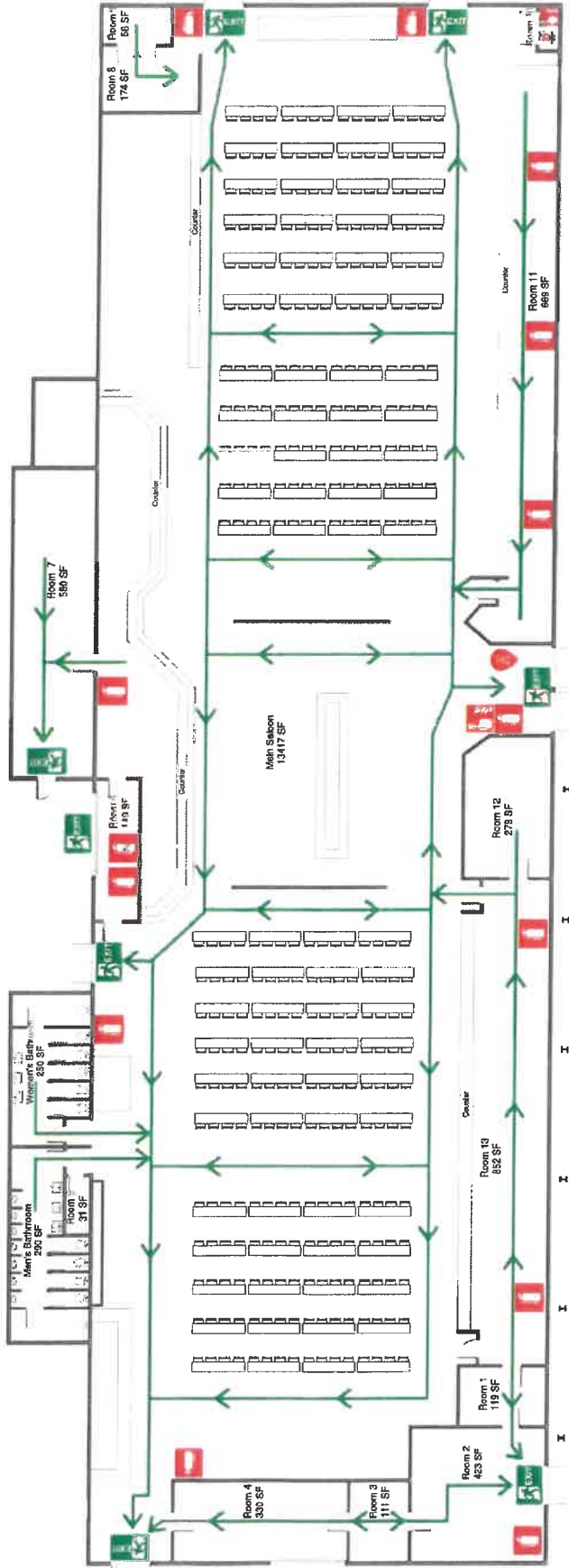
1. Completed Master Land Development Permit Application.
2. Completed Bingo License Application form.
3. Form A: List of Officers (as per Item #1 of the application form).
4. Form B: Sheriff's Approval of Security Personnel.
5. Form C: Authorization to Inspect Financial Records.
6. Form D: Persons Responsible for Operation of Bingo Game.
7. Assessor's parcel map for the subject parcel.
8. Exemption letter or Articles/charter & Bylaws as per Item #7 of the application. a considerable amount of time is usually required to

obtain necessary papers from the Franchise Tax Board at 250 south Second St., San Jose, CA. Therefore, you should make contact with

them as soon as possible. If you find that you are exempt from this requirement, please indicate the reason on the application. Note that Mobilehome Associations and Senior Citizen Associations do not require an exemption document.

10. Application fees as established by the Board of Supervisors.

Note: State law prohibits the issuance of a bingo license if the sponsoring organization only uses the proposed premises for the conduct of bingo games.



Room Project Note:

Room Project Note:

The Plan
1" = 8'-0"

SCOPE OF WORK: Rise occupancy level to 350 people.
No building construction or modification to be done.
PROJECT TYPE: Existing OT&B/Ingo Parkside Hall
SPRINKLERS: Existing Sprinklers
FIRE ALARM: Existing Fire Alarm
CONSTRUCTION TYPE: III-B
OCCUPANCY GROUP: Group A-3

"EXIT"
At grade level exterior exit doors
"EXIT ROUTE"
At exit door that leads to grade level exterior exit by means an exit enclosure or an exit passageway. At interior room door or area to a corridor or hallway.
"TO EXIT"
To an exit door through a horizontal exit.

DOOR NOTES:
1. All exits doors to be operable from inside without the use of a key, special knowledge or effort.
2. All doors to be equipped with lower hinges centered between 37" and 44" above floor.
3. Minimum door opening effort to be 5 lbs.

EXIST ANALYSIS
EVENT SPACE
Like Area Sq. Feet Occupant Load
Main Staircase 13417 350
TOTAL 13417 350
350 / 8 Exits = 43.75
58 x 6 = 348' Exit with required

LEGEND
Existing walls
Fire Plan Location
Fire Extinguisher
Fire Extinguisher - Nitrogen
Fire Alarm
Emergency Exit to exterior exit door
Fire Sprinkler Risers

Prepared by: Pinnacle Construction
Client: OT&B/Ingo - Parkside Hall
Project: Fire Plan
Address: 344 Tully Road, San Jose, CA 95111
Contract: Fire Plan
Architect: 18,400 SF
Scale: Indicated
Drawn by: Roberts Orth
Date: 10/05/23
Sheet Number: FP.01
THE FAIR GROUNDS
LANDSCAPE ARCHITECTURE