

BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF EXTENSION OF)
TIME NO. EOT 18-008) Resolution No. 2018-0626
DI CARLO/SPRINGVILLE)

UPON MOTION OF SUPERVISOR ENNIS, SECONDED BY SUPERVISOR
SHUKLIAN, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS,
AT AN OFFICIAL MEETING HELD JULY 24, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,
AND ENNIS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE



ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: Hilary Ravello
Deputy Clerk

That the Board of Supervisors:

Approved a two-year Extension of Time EOT 18-008 for Tentative Subdivision Map No. TM 785 to August 26, 2020, for Ray Di Carlo for the division of 67.2 acres into 54 single-family residential lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately 1/2 mile west of Road 320, west of Springville.



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: July 24, 2018

Public Hearing Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010		

SUBJECT: Extension of Time No. EOT 18-008 Di Carlo/Springville

REQUEST(S):
That the Board of Supervisors:

Approve a two-year Extension of Time EOT 18-008 for Tentative Subdivision Map No. TM 785 to August 26, 2020, for Ray Di Carlo for the division of 67.2 acres into 54 single-family residential lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately ½ mile west of Road 320, west of Springville.

SUMMARY:
Extension of Time Application No. EOT 18-008 for Tentative Tract Map No. TM 785, was submitted by Ray Di Carlo, 2604 SE 15th Avenue, Portland, OR 97202 (Agent: James Winton and Associates, 150 W. Morton Avenue, Porterville, CA 93257), for the division of 67.2 acres into 54 single-family residential lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately ½ mile west of Road 320, west of Springville, generally described as a portion of Section 17, Township 21 South, Range 29 East, MDB&M.).

The Board of Supervisors approved the Tentative Map on August 26, 2014 by Resolution 2014-0564 (Please see Attachment 1- Copy of Board Resolution No. 2014-0564, Planning Commission Resolution No. 8915 and Planning Commission Resolution No. 8916).

SUBJECT: Extension of Time No. EOT 18-008 Di Carlo/Springville

DATE: July 24, 2018

In accordance with Section 7064 the Tulare County Subdivision Ordinance, the Board of Supervisors shall take final action on a proposed subdivision if at the time of filing, the proposed subdivision was not located entirely within an Urban Area Boundary (UAB), Urban Improvement Boundary (UIA) or Urban Development Boundary (UDB). Since the Board of Supervisors took final action on the adopted subdivision, the Two-Year Extension of Time for Tentative Tract Map No. TM 785 is returned to the Board of Supervisors for review and consideration of approval.

The applicant submitted the EOT application with the following statement: We are in the process of starting the site development (subdivision improvement drawings and final map) for the project. It does not appear that those plans will be ready for final acceptance by the County by the anticipated expiration date, therefore, we are requesting a two-year extension (Please see Attachment 2- Application).

ENVIRONMENTAL SUMMARY:

A Mitigated Negative Declaration and Mitigation and Monitoring Plan, as set forth in Planning Commission Resolution No. 8916 was adopted by the Board of Supervisors on August 26, 2014 by Resolution No. 2014-0564 (Please see Attachment 1- Copy of Board Resolution No. 2014-0564, Planning Commission Resolution No. 8915 and Planning Commission Resolution No. 8916).

ENTITLEMENT(S):

This tentative map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of the County of Tulare pertaining to the subdivision of land. The Foothill Growth Management Plan (FGMP) identifies development corridors that are potentially suitable for land uses of a rural or urban nature, provided such development is in compliance with the policies and development standards as outlined in the FGMP and the Ordinance Code.

FISCAL IMPACT/FINANCING:

The costs associated with the Extension of Time for Tentative Subdivision Map No. TM 785 will not cause any Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the "Economic Well Being Initiative - to promote economic development opportunities, effective growth management and a quality standard of living". The authorization for the Extension of Time helps fulfill this initiative by the following:

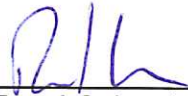
- Providing economic development during the construction phase as well and jobs creation in the commercials areas developed as part of this project;
- Providing effective growth management by allowing urban uses that are consistent and harmonious; and
- Providing a higher quality of life by providing jobs and services to the establishments of the County.

SUBJECT: Extension of Time No. EOT 18-008 Di Carlo/Springville
DATE: July 24, 2018

ADMINISTRATIVE SIGN-OFF:



Aaron Bock,
Interim Assistant Director
Economic Development and Planning



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment(s) Attachment 1. Copy of Board Resolution No. 2014-0564, Planning
Commission Resolution No. 8915 and Planning Commission
Resolution No. 8916
Attachment 2. Application

Board of Supervisors

Attachment 1

Copy of Board Resolution No. 2014-0564, Planning
Commission Resolution No. 8915 and Planning
Commission Resolution No. 8916

BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)
TRACT MAP NO. TM 785) Resolution No. 2014-0564
FOR APPLICANT RAY DICARLO)

UPON MOTION OF SUPERVISOR ISHIDA, SECONDED BY SUPERVISOR ENNIS, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD AUGUST 26, 2014, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS ISHIDA, VANDER POEL, COX, WORTHLEY AND ENNIS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: *Diana C. Bara*
Deputy Clerk

* * * * *

1. Continued from June 24, 2014 the public hearing regarding consideration of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Tentative Tract Map No. TM 785, submitted by Ray DiCarlo, 2604 SE 15th Avenue, Portland, OR 9720 (Agent: James Winton and Associates, 150 W. Morton Avenue, Porterville, CA 93257), for the division of 67.2 acres into 54 single-family residential lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately 1/2 mile west of Road 320, west of Springville, generally described as a portion of Section 17, Township 21 South, Range 29 East, MDB&M.
2. Upheld the recommendation of the Planning Commission and adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, as set forth in Planning Commission Resolution No. 8915.
3. The Board of Supervisors determined that based upon the modifications to Tentative Map 785 as follows: a) the reduction in number of lots from 73 to 54, b) 16 lots constructed using an alternative wastewater disposal system and c) data within the Water Sustainability report analyzing that the water quality, quantity and sustainability is adequate to serve the project, that the Tentative Map, would not cause health and safety issues and promotes the welfare of the people of the County.

4. The Board of Supervisors determined that based upon review of applicable elements and components and the discussion of policies and conditions within Exhibit B, the project is consistent with the Goals and Policies of the Foothill Growth Management Plan. In addition, in accordance with the FGMP, the lots will not exceed the density for land capability, promotes use of land in a corridor designated for development by the FGMP, and is consistent with all other general plan elements. The project complies with the Foothill Growth Management Plan with the adoption of the conditions in Exhibit B to meet the development standards.
5. Reversed the recommendation of the Planning Commission Resolution 8916 and approved Tentative Tract Map 785 as shown in Exhibit A with Conditions of Approval as shown in Exhibit B.

RMA

DAY
8/28/14

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE , STATE OF CALIFORNIA

IN THE MATTER OF A MITIGATED NEGATIVE)
DECLARATION AND MITIGATION MONITORING) RESOLUTION NO. 8915
AND REPORTING PLAN FOR TENTATIVE TRACT)
MAP NO. TM 785 FOR RAY DICARLO)

Resolution of the Planning Commission of the County of Tulare recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan prepared for Tentative Tract Map No. TM 785, for a division of approximately 67.2 acres into 73 single family residential lots, requested by Ray DiCarlo, 2604 SE 15th Avenue, Portland, OR 97202 (Agent: James Winton and Associates, 150 W. Morton Avenue, Porterville, CA 93257), in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately ½ mile west of Road 320, west of Springville.

WHEREAS, a tentative subdivision map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of the County of Tulare pertaining to the subdivision of land; and

WHEREAS, staff has conducted such investigations and surveys of fact bearing upon the proposed subdivision to ensure action consistent with the purposes of Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of Tulare County and the State Subdivision Map Act; and

WHEREAS, this resolution of the Tulare County Planning Commission pertains to the recommendation for adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan for TM 785 consistent with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the County's Procedures Implementing CEQA; and

WHEREAS, the project information was referred to various public agencies and relevant departments for review and recommendations pertaining to the type of environmental document to be prepared, as well as required development standards to be imposed; and

WHEREAS, this resolution certifies that an Initial Study for a Mitigated Negative Declaration was prepared for the purpose of the division of land; and

WHEREAS, the Environmental Assessment Officer has approved a Mitigated Negative Declaration (Exhibit "A") and Mitigation Monitoring Plan (Exhibit "B") for public review, indicating that although potentially significant impacts were identified, there will be none as a result of this project because mitigation measures have been incorporated to reduce any identified environmental impacts to a level of less than significant; and

WHEREAS, on January 8, 2014, the County distributed the Notice of Completion and Environmental Document Transmittal to the State Clearinghouse with the requisite number of copies of the Mitigated Negative Declaration to be mailed to affected public agencies and interested parties, indicating a 30-day review period commencing on November 22, 2013, and ending on December 22, 2013; and

WHEREAS, on November 22, 2013, a Notice of Public hearing and Completion of Environmental Documents were duly published in the Visalia Times-Delta, a newspaper of

general circulation in Tulare County, indicating a 30-day public review period commencing on November 22, 2013, and ending on December 22, 2013; and

WHEREAS, in accordance with state law and local ordinance, RMA staff has given due notice of the public hearing regarding the proposed Mitigated Negative Declaration that would be held for the purpose of receiving comment on the environmental documents (SCH 2013111062) for the tentative subdivision of land; and

WHEREAS, at the January 8, 2014 meeting of the Planning Commission, public testimony was received and recorded in support of the proposal from James Winton, agent, and from Scott Mann, adjacent property owner, in opposition to the proposal. Said opposition pertaining to density, small lots, drainage, change of environment, septic systems, lack of water, increase in water rates, and water quality; and

WHEREAS, at the January 8, 2014, meeting of the Planning Commission, by Resolution No. 8916, Tentative Tract Map No. TM 785 was recommended for denial by the Board of Supervisors, and

WHEREAS, all Exhibits are incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. The Planning Commission hereby certifies that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for this proposal consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines prior to taking action on the project.

B. This Commission hereby recommends that the Board of Supervisors finds that although the project has the potential to create significant environmental impacts, there will be no impacts in this case because mitigation measures have been incorporated that reduce potential impacts to a level of less than significant, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

C. The Commission hereby recommends that the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan to monitor the changes or alterations that have been required in, or incorporated into, the project in order to mitigate feasibly, substantially lessen, or avoid any potentially significant environmental effects. The mitigation measures and Mitigation Monitoring Plan are set forth in attached Exhibit "B."

The foregoing resolution was adopted upon motion of Commissioner Gong, seconded by Commissioner Norman, at a regular meeting of the Planning Commission on the 8th day of January, 2014, by the following roll call vote:

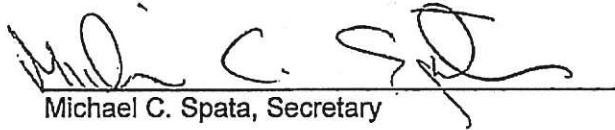
AYES: Gong, Norman, Pitigliano, Whitlatch, Dias

NOES: Elliott, Millies

ABSTAIN: Aguilar

ABSENT: None

TULARE COUNTY PLANNING COMMISSION



Michael C. Spata, Secretary

Exhibit A

REVISED
 TENTATIVE SUBDIVISION MAP
SIERRA RIDGE ESTATES
 TRACT No. 785

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, T.12N., R.22E.,
 COUNTY OF TUOLUMNE, STATE OF CALIFORNIA.

FOR:
 RAYDI CARLO
 2604 SE 15th AVENUE
 (503) 240-0528
 PORTLAND, OREGON 97202

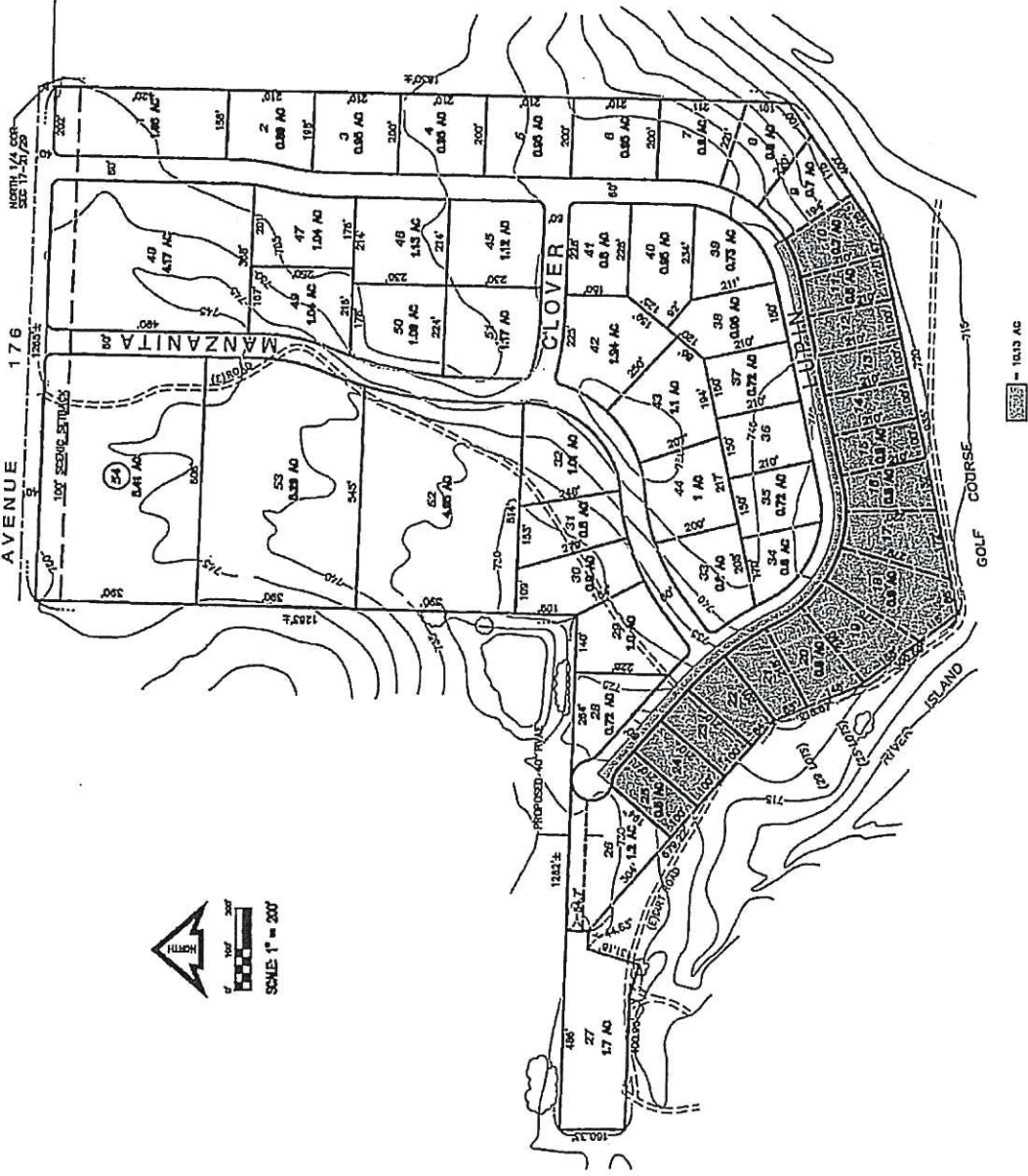
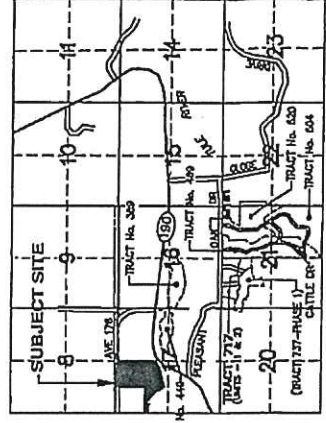
BY:
 JAMES WYTON & ASSOCIATES
 150 WEST MORTON AVENUE
 (415) 251-1100
 SAN FRANCISCO, CALIFORNIA 94103

NOTES

1. DATE OF PREPARATION: MAY 22, 2000 REVISED AUGUST 11, 2014
2. APRN: 284-640-006
3. ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE.
4. EXISTING LAND USE: VACANT
5. PROPOSED LAND USE: RECREATION (LOT 54): 67.2 ACRES
6. EASEMENTS FOR PUBLIC UTILITIES TO BE PROVIDED AS REQUIRED.
7. NOT SUBJECT TO INDEMNITY OR OVERLAP FROM ZONE C
8. TELEPHONE BY: AT&T
9. POWER BY: SOUTHERN CALIFORNIA Edison CO.
10. DOMESTIC WATER BY: RIVER ISLAND WATER (DEL. ORD. WATER CO.)
11. SEWAGE DISPOSAL BY: MUNICIPAL ON-SITE SYSTEMS
12. REFUSE COLLECTION BY: COMMON CARRIER
13. CABLE TV BY: CHARTER COMMUNICATIONS
14. PROPOSED SIGNS & STREET LIGHTING: NONE
15. PRELIMINARY DRAINAGE PLAN: MAINTAIN EXISTING PATTERNS.
16. OTHER IMPROVEMENTS AND ESTIMATED TIME OF COMPLETION: AS SHOWN ON THE FINAL MAP. ALL IMPROVEMENTS ARE TO BE COMPLETED WITHIN ONE YEAR OF RECORDATION OF FINAL MAP.

LEGEND

- 710 - SUBDIVISION BOUNDARY
- EXISTING CONTOUR (5 FT INTERVAL)
- EXISTING VEGETATION



NOT TO SCALE

**Exhibit B Conditions of Approval
Board of Supervisors August 26, 2014**

1. The project consists of a division of approximately 67.2 acres into 54 single-family residential lots, ranging in size from 0.48 acres (21,000 sq. ft.) to 5.41 acres, in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. Development consists of three phases; Phase 1 lots 1-9, 39-49, & 45-48 (16 lots), Phase 2 lots 29-33, 42-44, & 49-54 (14 lots) and Phase 3 lots 10-28, & 34-38 (24 lots).
2. The project site is subject to the Foothill Growth Management Plan (FGMP) and located within the Tule River Development Corridor. The Development Corridors are defined as "that portion of the foothill region that is potentially suitable for land uses of a rural or urban nature." Development Standards have been adopted to implement the policies of the FGMP within the Development Corridors. No specific density of development was established; rather, density is based on constraints, such as slope, access, water availability, etc. Based upon review of applicable elements and components and discussion of policies, as stated in the staff report/environmental document prepared for the project, the proposal can be found to be consistent with the FGMP and all other General Plan elements.
3. The site is zoned PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. The site is devoid of any development improvements and is currently utilized for cattle grazing. The surrounding areas are zoned PD-F-M. Homes on estate-sized lots or larger acreage exists to the north and east of the project site. A farm borders the site to the west and River Island Golf Course makes up the southern boundary.
4. The purpose of the PD Zone is to provide for design and flexibility in single-family, multi-family, commercial, professional, industrial and mixed-use developments, stimulate a more desirable living and working environment, encourage innovative and creative approaches to land use and development, provide a means to reduce development costs, conserve natural features and open space, and implement general and specific plans which require a planned development approach. Lot design is based on site-specific constraints.
5. The F Zone is a combining zone for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan. The purpose of this zone is to provide for a flexible and streamlined processing procedure for review and approval of development proposals in the Foothill region of the County. This zone allows development within the foothills, which varies in density and which takes into account the physical limitations, visual amenities and natural resources of the foothills. This zone is to also implement the goals, objectives, policies and development standards set forth in the Foothill Growth Management Plan.
6. The M Zone is a combining zone which is applied only to properties in conjunction with the R-A, R-1, PD-F, and MR Zones to provide for location of mobilehomes.

Exhibit B Conditions of Approval Tentative Map 785 Di Carlo

7. Access to the site is via Avenue 176 (Frazier Valley Highway), which is designated as a "Scenic Road." Specific development criteria applies to scenic corridor areas. A 100 ft. development setback from the center of the right-of-way of Avenue 176 is required. Avenue 176 curves to the south and connects to State Route 190 (.72 miles).
8. The subject site is located outside the Urban Area Boundary of Springville.
9. The Noise Element illustrates that the site is not within a noise corridor, nor is the development of a residential subdivision considered to be a noise generating source.
10. The Safety Element identifies the site as being within the Zone S1, which is a part of the eastern, roughly one-half of the Sierra Nevada Mountains, and is characterized by hard to moderately hard granite or metamorphic rock. The distance to the nearest fault expected to be a source of shaking (Owens Valley Fault) is sufficiently great that shaking should be minimal and the requirements of the Uniform Building Code Zone should be adequate for normal facilities.
11. Compatibility Finding: Based upon review of applicable elements and components and the discussion of policies and designations above, the project is consistent with the Goals and Policies of the Foothill Growth Management Plan. In addition, in accordance with the FGMP, the lots will not exceed the density for land capability, promotes use of land in a corridor designated for development by the FGMP, and is consistent with all other general plan elements. The project complies with the Foothill Growth Management Plan with the adoption of the recommended conditions to meet the development standards.
12. The subject site is already zoned for this type of development and no rezoning or changes to the land use designation actions are necessary. The tentative subdivision map is being processed in accordance with all policies and development standards of the FGMP in order that all aspects of the project be addressed in a consistent manner. Public improvements required to provide water, electricity, gas, telephone, and other utilities are required to be installed at the subdivider's expense and will be conditions of approval of the tentative tract map. TM 785 to allow the development of this site into a total of 73 rural residential lots, subject to the design, development/ improvement criteria and standards of the FGMP and the PD-F-M Zoning, is consistent with the Tulare County General Plan.
13. Public improvements such as water, electricity, gas, telephone, and other utilities are required to be installed at the subdivider's expense and will be conditions of approval of the tentative tract map.
14. The subject property is located outside of the River Island District of the Del Oro Water Company (DOWC) District; however, it is adjacent to the District on three sides. The DOWC has indicated they will provide water to the lots if the on-site wells are incorporated into their system. This process will be

Exhibit B Conditions of Approval Tentative Map 785 Di Carlo

completed in accordance with the California Department of Public Health and the Del Oro Water Company. Letters of confirmation are on file. The Tulare County Health & Human Services Agency has indicated their agreement with the Will Serve letter and the incorporation of the on-site wells into the DOWC water system. This process shall be completed successfully before issuance of any building permits.

15. The applicant is required to submit an adequate water sustainability report prior to proceeding with each phase of the project
16. Sewage disposal will be provided by on-site septic tank-leach line systems, which will be engineered designed, based on a worse case scenario utilizing soil borings and percolation tests which have been performed on site.
17. The applicant shall use an aerobic septic system or a similarly efficient septic system alternative for 16 of the lots that are located along the golf course on the south site of the project.
18. The use of aerobic or similarly efficient septic system alternatives for 16 of the lots that are located along the golf course, south side of the project. (See Exhibit B Tentative Map).
19. The proposal will require a minimum of 8 alternative systems to service the 16 lots numbered 10 through 25 on the Tentative Tract Map
20. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution 2010-0927, a Notice of Intent to Collect Tulare County Public Facility Fees, also known as Developer Impact Fees. New development may be subject to Development Impact Fees.

Engineering Division/Flood/Traffic:

21. The roads, water system, fire hydrants, storm drainage, and other public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards or the River Island District of the Del Oro Water Company, as applicable.
22. All water mains, storm drains and related infrastructure shall be located within public road rights-of-way.
23. All utility easements shall be shown on the final map.
24. The subdivider shall make all necessary arrangements for the relocation of all overhead and underground utility facilities that interfere with any improvement work required of this subdivision. In addition, the subdivider shall make all necessary arrangements with the public utility company for the cost of relocating such facilities, as no relocation costs will be borne by the County.
25. The subdivider shall be responsible for the cost of materials and installation for street name and traffic signs at locations recommended by the County Engineer. Installation of street name and traffic signs will be done by the

Exhibit B Conditions of Approval Tentative Map 785 Di Carlo

Resource Management Agency (RMA) and the cost for such subsequently reimbursed by the subdivider.

26. A drainage and erosion control plan for driveways and building pads prepared by a registered civil engineer shall be submitted to and reviewed and approved by the Resource Management Agency prior to issuance of building permits and prior to commencement of grading or any construction. Such drainage plan shall clearly show the following information:
 - a. Existing and proposed contours for the entire project site,
 - b. All off-site flows reaching and potentially impacting the project,
 - c. Storm drain plans as required, and
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.
27. The subdivider or the development contractor shall obtain all necessary encroachment permits from the Tulare County RMA before performing work within the County road rights-of-way of Avenue 176.
28. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or county road frontages. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading of the storm drainage improvements and site grading shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map.
29. A registered civil engineer shall prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, lot grading, road improvement details, storm drainage system details, sewer and water system details, street light locations, street sign locations, utility relocations and any other details relevant to constructing the public improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.
30. The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fees are received. The subdivider may also submit proof to the Tulare County RMA of another means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This other means will need to be approved by the Tulare County RMA and the process completed before the recordation of the final map.
31. One-foot reserve strips dedicated to the County of Tulare in accordance with Section 7-01-1270 of the Subdivision Ordinance are required at locations that are divided by phases. Standard barricades shall be constructed at the end of all stub streets shown in Plate A-23 to prevent access to and from adjacent un-subdivided land.

Health & Human Services Agency, Environmental Health Services Division:

32. All residential lots shall contain adequate area to provide both a primary and a secondary sewage disposal-leach line system area. Said areas shall be shown on the final map.
33. Prior to obtaining a building permit for any new sewage disposal system, soil data, which includes percolation tests and a ten foot soil boring, will be required to be submitted to the Tulare County Environmental Health Services Division (TCEHSD) for review. Based on the information provided, the TCEHSD will determine the type of engineered design sewage disposal system for each parcel.
34. Domestic water service for all lots shall be acquired from the River Island District of the Del Oro Water Company. A "Will Serve" letter from the water company to the Tulare County Environmental Health Services Division, specifying the service territory, together with a detailed identification of the source supply of potable water and an assurance to the satisfaction of the RMA Director that the source supply will not include a taking of Tule River water shall be submitted by the applicant prior to recording the final map. Service lines shall be stubbed to all lots or all improvements shall be bonded for prior to the recording of the final map for each phase. Inspection of the lines at time of installation shall be by the Tulare County Resource Management Agency, Engineering Division in cooperation with the Tulare County Resource Management Agency-Area Building Inspector.
35. All wells on the site which will be utilized for domestic and/or fire suppression water for development on this property shall be developed to specifications of the TCHHSA-Environmental Health Services Division, TCRMA-Engineering Division, Tulare County Fire Department, and the Del Oro Water Company. Said wells shall then be conveyed to the DOWC for operation, maintenance and repair, subject to such agreement as determined necessary by the water company.
36. All wells on site shall be identified and shown on the final map, and no new sewage disposal/leach line systems shall be allowed to be installed within 100 feet of the perimeter of any such well. Said setback areas shall be clearly and accurately plotted on the final map as an area where sewage disposal/leach line systems are prohibited.
37. Out of service wells, septic tanks and underground fuel storage tanks shall be abandoned per Tulare County permit requirements.
38. No new sewage disposal systems shall be within 200 feet of any reservoir, 100 feet of any river/year around creek, or 50 feet from any drainage course.

Fire Department:

39. The applicant shall install a fire hydrant system in compliance with the Tulare County Improvement Standards prior to the recording of the final map. New fire hydrants shall be installed at locations and to the specifications of the

Exhibit B Conditions of Approval Tentative Map 785 Di Carlo

Tulare County Fire Warden in coordination with the River Island District of the DOWC. Copies of the improvement plans shall be submitted to the Fire Department's office (2 copies) and the Tulare County Resource Management Agency-Engineering Division (2 copies) for review and approval prior to construction.

40. Blue raised reflective pavement markers shall be installed on the surface of the roadways as per the Fire Chief's recommendations to identify fire hydrant locations.
41. If street lights are installed, such installation shall coincide with the locations of fire hydrants wherever possible.
42. All new construction, roadways and/or driveways shall comply with the Tulare County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards. All building permit applications shall be reviewed and approved by the Tulare County Fire Department prior to their issuance. All required improvements shall be completed prior to occupancy of the structure and prior to the issuance of occupancy permits.
43. Any revisions to the subdivision map involving the changing of lot numbers will require further review by the Tulare County Fire Department.

Air Pollution Control District:

44. All development and operations on the site shall comply with the San Joaquin Valley Unified Air Pollution Control District's (SJVUAPCD) Regulation VIII Fugitive Dust Rule. Such permits as may be required by the SJVAPCD shall be obtained prior to issuance of building permits and prior to the commencement of any work on the site.
45. The project may be subject to District Rules and Regulations, including: Rule 9510 (Indirect Source Review), Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event that an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor conclusive. All development and operations on the site shall comply with all applicable San Joaquin Valley Air Pollution Control District's Rules and Regulations.

Planning Branch:

46. All lots in each phase shall be numbered consecutively starting with Lot 1 and continuing to Lot 54, including all well lots to be conveyed to the Del Oro Water Company.
47. Whenever setbacks are conditions of approval, such as setbacks from drainage courses and/or flood lines, setbacks from scenic and/or noise

Exhibit B Conditions of Approval Tentative Map 785 Di Carlo

corridors, setbacks from habitat or unique archaeological sites, etc., it is required that these setbacks be shown on the final map for each phase.

48. All public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvement Standards, unless and except as standards are modified herein.
49. The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the County of Tulare, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Tentative Tract Map No. TM 785 or, at its election and in the alternative, shall relinquish such approval. The applicant(s) shall assume the defense of the County in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant(s), but subject to the County's reasonable approvals. The applicant shall also reimburse the County, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorney's fees with the County, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The County may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant(s) of their obligations under this condition.
50. New fencing shall be constructed in such a way as to allow passage of deer as follows: Wire fences shall have a high ground distance of 18 inches to 24 inches off the ground or low top distance of 36 inches to 42 inches and utilize barbless wire on the top and the bottom wires.
51. If during construction or grading activities on the site, any resources of historic or prehistoric nature are discovered, all construction or grading shall temporarily cease and the Tulare County Resource Management Agency Director shall immediately be notified of the discovery. Further development shall not continue until the Tulare County Resource Management Agency Director certifies that appropriate recovery measures, if deemed necessary, have been completed.
52. Land Alteration Requirements: Where any portion of a development site will be graded, improved or otherwise disturbed by reason of construction activity, the following standards shall be applicable:
 - a. Grading standards:
 - (1) All disturbed slopes shall be graded so that they are contoured to harmonize and blend with the natural slopes remaining on the site and surrounding the development site.
 - (2) The slope of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County as adopted pursuant to Section 7-01-2025

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(formerly Section 7080) of the Ordinance Code of Tulare County and as said improvement standards are amended from time to time.

- (3) Where soil materials are remaining on any graded slope and stabilization is required on the slope stabilization plan, such soil areas shall be planted with vegetation types sufficient to stabilize slopes and prevent erosion. Plant materials natural to the site and surrounding areas shall be used wherever possible.
- (4) All slope stabilization and erosion protection activities associated with the development project shall be completed immediately after grading has been concluded and before the first day of December of any calendar year. No grading activities associated with a development project shall be undertaken between December 1 and March 1 unless the applicant can demonstrate that the slope stabilization and erosion prevention methods to be utilized will be effective in eliminating any slope and erosion problems.
- (5) All lots and parcels shall be designed in a manner that minimizes future grading or land disturbance.
- (6) Where two or more cut or fill slopes intersect, the area of intersection shall be graded and shaped to closely resemble natural topography. This requirement is not applicable to cut or fill slopes composed entirely of rock material.
- (7) Where any cut or fill slope intersects with the natural grade of the land, the area of intersection shall be graded and shaped to closely resemble natural topography. This standard is not applicable to cut or fill slopes composed entirely of rock material.
- (8) Fill slopes shall not extend into natural water courses or constructed channels. Excavated materials shall not be stored in water courses.

b. Erosion control requirements:

- (1) Water born sediment shall be retained on the site by means of facilities such as sediment basins and sediment traps. The drainage plan required under paragraph 2 of subsection D of this section shall set forth the proposed facilities for retaining water born sediment on the subject site.

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- (2) Immediately following completion of grading or excavation activities, temporary mulching, seeding or other suitable stabilization methods shall be undertaken to protect exposed critical areas.
- (3) Any denuded or exposed slopes caused by construction activities shall be planted with native plant material or similar climatically adapted vegetation which is determined suitable for protecting exposed slopes from erosion.

c. Drainage requirements:

- (1) For projects located on site containing steep slopes or tight soils, the drainage plan required under paragraph 2 of subsection D of this section shall be designed to detain as much storm water run-off as possible on the site in order to prevent potential sedimentation and flooding off the site.
- (2) Within acute flooding problem areas identified in the Foothill Growth Management Plan, said drainage plan shall be designed to retain all additional storm water run-off caused by the development within the project site.

d. Vegetation removal requirements:

- (1) Removal of grading around native trees with a trunk of six (6) inches or more in diameter measured at three (3) feet above ground surface shall not be permitted during construction unless the agency which is making the final decision on the development project finds that such tree removal or grading is necessary due to desirable circulation alignments or infrastructure requirements.
- (2) Removal of any native tree as defined in this paragraph which is located within areas restricted to open space under paragraph 2 of this subsection shall not be permitted unless the retention of such native trees would endanger the safety of residents within the development site.
- (3) Any native tree as defined in this paragraph which is proposed for removal must be indicated on or with the Site Plan and a statement shall accompany such site plan explaining why said tree or trees must be removed.

53. The maximum steepness of exposed cuts and fills shall meet the standard established in the Tulare County Improvement Standards, generally as follows:

- Fill slope: 1-1/2:1
- Cut slope: 1:1

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54. No building improvements whatsoever, including but not limited to, residences, accessory buildings, fences and septic tank/leach line systems, or any other activity associated with construction, shall be placed within 50 feet of the banks of an intermittent watercourse or 100 feet of the banks of a perennial watercourse.
55. A soils report (foundation investigation) for the expansive properties of the building pads shall be prepared by a Registered Civil Engineer or Registered Geologist and shall be submitted concurrently with the improvement plan and profile for future road improvements.
56. The on-site wells to be utilized for domestic and fire fighting uses shall be incorporated into the River Island District of the DOWC in accordance with the California Department of Public Health and the Del Oro Water Company. Incorporation of said wells into the system shall be completed prior to recordation of the final map.
57. A 100 ft. minimum scenic corridor setback shall be maintained between all new buildings and the centerline of the right-of-way of Frazier Valley Highway (Avenue 176). Said setback area shall be clearly plotted on the final subdivision map, or on a separate map sheet to accompany the final subdivision map.
58. No building improvements whatsoever, including but not limited to, residences, accessory buildings, fences and septic tank/leach line systems, or any other activity associated with construction, shall be placed within fifty feet (50') of the banks of an intermittent watercourse or one hundred feet (100') of the banks of a perennial watercourse.
59. The applicant and/or developer shall arrange for a water truck to be on the premises and used to control the generation of fugitive dust during the construction phases of the project to the satisfaction of the San Joaquin Valley Unified Air Pollution Control District.
 - a. Street names for the subdivision shall be so designated on the final map.

California Department of Transportation (Caltrans):

61. The subdivider and/or developer shall pay to the California Department of Transportation (Caltrans), a pro-rata share amount per lot, for future development of a left turn lane on eastbound SR 190 at the Road 320 intersection. Said fair share amount shall be paid to Caltrans prior to issuance of building permits.

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)
TRACT MAP NO. TM 785)
FOR RAY DICARLO)

RESOLUTION NO. 8916

Resolution of the Planning Commission of the County of Tulare recommending that the Board of Supervisors deny Tentative Tract Map No. TM 785, submitted by Ray DiCarlo, 2604 SE 15th Avenue, Portland, OR 97202 (Agent: James Winton and Associates, 150 W. Morton Avenue, Porterville, CA 93257), for the division of 67.2 acres into 73 single-family residential lots, ranging in size from .48 acres (21,000 sq. ft.) to 1.7 acres (74,052 sq. ft.), in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the south side of Avenue 176 (Frazier Valley Drive), approximately ½ mile west of Road 320, west of Springville.

WHEREAS, a tentative subdivision map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of the County of Tulare pertaining to the subdivision of land; and

WHEREAS, staff has conducted such investigations and surveys of fact bearing upon the proposed subdivision to ensure action consistent with the purposes of Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of Tulare County and the State Subdivision Map Act; and

WHEREAS, staff recommended approval of this tentative subdivision and prepared a written report, made a part hereof; and

WHEREAS, a public hearing was held and public testimony was received and recorded at a regular meeting of the Planning Commission on January 8, 2014; and

WHEREAS, oral testimony and documentary evidence relating to this tentative tract map was received from RMA staff, the applicants, the applicant's representatives, and various members of the public, and such testimony and evidence was duly considered by the Commission; and

WHEREAS, a site plan depicting the nature, extent and location of this tentative map is attached together as Exhibit "A" and incorporated by reference herein; and

WHEREAS, a Mitigated Negative Declaration and Mitigation Monitoring Plan was prepared, reviewed, approved for public review by the County's Environmental Assessment Officer; submitted for public review, comment and response; and reviewed and independently considered by the Commission; and

WHEREAS, although the environmental document identifies potentially significant effects resulting from the project, the Planning Commission finds the Mitigated Negative Declaration should be approved because mitigation measures have been incorporated into the project which mitigate or avoid any significant environmental effects thereof as identified in the Initial Study, Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Plan; and

WHEREAS, at the January 8, 2014 meeting of the Planning Commission, public testimony was received and recorded in support of the proposal from James Winton, agent, and from

Scott Mann, adjacent property owner, in opposition to the proposal. Said opposition pertaining to density, small lots, drainage, change of environment (aesthetics and animal life), septic systems, lack of water, increase in water rates, and water quality.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for this tentative tract map, prior to taking action on the project.

B. This Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating and recommending denial of this tentative tract map:

1. The Commission finds and declares that on January 8, 2014, the Commission duly opened and conducted the public hearing relating to the various matters affecting the applicant's tentative tract map; and during said hearing, evidence was submitted by County staff and other interested parties, and said evidence was independently reviewed and considered by the Commission.
2. The Commission certifies and finds, based on substantial evidence, that it has reviewed and considered the information presented in the Mitigated Negative Declaration and other relevant evidence to determine compliance with the California Environmental Quality Act. Accordingly, based on the Commission's exercise of its independent judgment when reviewing and considering the information in the Mitigated Negative Declaration and other relevant evidence presented thereto (including the Staff Reports made a part hereof), the Commission further certifies and finds that the Mitigated Negative Declaration prepared for this project is adequate, and said Mitigated Negative Declaration has been prepared and completed consistent with CEQA, the State CEQA Guidelines and the County's Procedures Implementing CEQA.
3. The project consists of a division of approximately 67.2 acres into 73 single-family residential lots, ranging in size from .48 acres (21,000 sq. ft.) to 1.7 acres (74,052 sq. ft.), in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. Development consists of three phases; Lots 1-19 in Phase I, Lots 20-48 in Phase II and Lots 49-73 in Phase III.
4. The project site is subject to the Foothill Growth Management Plan (FGMP) and located within the Tule River Development Corridor. The Development Corridors are defined as "that portion of the foothill region that is potentially suitable for land uses of a rural or urban nature." Development Standards have been adopted to implement the policies of the FGMP within the Development Corridors. No specific density of development was established; rather, density is based on constraints, such as slope, access, water availability, and other factors as identified in the FGMP.

5. The site is zoned PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. The site is devoid of any development improvements and is currently utilized for cattle grazing. The surrounding areas are zoned PD-F-M. Homes on estate-sized lots or larger acreage exists to the north and east of the project site. A farm borders the site to the west and River Island Golf Course makes up the southern boundary.
6. The purpose of the PD Zone is to provide for design and flexibility in single-family, multi-family, commercial, professional, industrial and mixed-use developments, stimulate a more desirable living and working environment, encourage innovative and creative approaches to land use and development, provide a means to reduce development costs, conserve natural features and open space, and implement general and specific plans which require a planned development approach. Lot design is based on site-specific constraints.

The F Zone is a combining zone for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan. The purpose of this zone is to provide for a flexible and streamlined processing procedure for review and approval of development proposals in the Foothill region of the County. This zone allows development within the foothills, which varies in density and which takes into account the physical limitations, visual amenities and natural resources of the foothills. This zone is to also implement the goals, objectives, policies and development standards set forth in the Foothill Growth Management Plan.

The M Zone is a combining zone which is applied only to properties in conjunction with the R-A, R-1, PD-F, and MR Zones to provide for location of mobilehomes.

7. Access to the site is via Avenue 176 (Frazier Valley Highway), which is designated as a "Scenic Road." Specific development criteria applies to scenic corridor areas. A 100 ft. development setback from the center of the right-of-way of Avenue 176 is required. Avenue 176 curves to the south and connects to State Route 190 (.72 miles).
8. The subject site is located outside the Urban Area Boundary of Springville.
9. The subject property is located outside of the River Island District of the Del Oro Water Company (DOWC) District; however, it is adjacent to the District on three sides. The DOWC has indicated they would provide water to the lots if the on-site wells are incorporated into their system. The process would be completed in accordance with the California Department of Public Health and the Del Oro Water Company. Letters of confirmation are on file.
10. Sewage disposal would be provided by on-site septic tank-leach line systems, which will be engineered designed, based on a worse case scenario utilizing soil borings and percolation tests which have been performed on site.

11. The subdivision complies with the Zoning Ordinance and with all County Subdivision Ordinance and State Map Act requirements.
12. The subject site is located outside of any adopted Urban Area Boundary; therefore, the final decision for review and approval or denial falls within the purview of the Board of Supervisors.
13. The Environmental Assessment Officer has approved a Mitigated Negative Declaration for this project. A Mitigation Monitoring Plan was prepared and accepted by the applicant.
14. At a regular meeting of January 8, 2014, the Planning Commission recommended that the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan by Planning Commission Resolution No. 8915.
15. Pursuant to State Map Act, Section 66474, a legislative body of a city or county shall deny approval of a tentative map, if it finds the proposed map is not consistent with the applicable general plan as specified in Section §65451(b) or that the site is not physically suitable for the proposed density of development, or that the design of the subdivision or type of improvements is likely to cause serious public health problems.
16. The Planning Commission, at the regular meeting of January 8, 2014, stated their concerns in regard to water quality and quantity, use of septic systems, the density of the site, and drainage.

In regard to water, the State of California is in a drought and it appears that it will remain in a drought for a long period of time. Although Del Oro Water Company has indicated they can provide water to the 73 lots (if the two on-site wells are incorporated into their system), the concern of the Planning Commission is whether the water supply is sustainable for the future. Because the water comes from cracks and crevices in the rocks, the water could at any time disappear or dry up. Further, Del Oro Water Company has, according to residents to the east of the site, received correspondence from Del Oro Water Company indicating the water supply contains nitrates and lead.

In regard to density, given the rural character of the area, the Planning Commission determined that 73 lots would constitute a major change to the area in terms of aesthetics and would change the rural character of the area.

In regard to septic systems and drainage, the Planning Commission determined that 73 septic systems may contaminate the ground water and cause contaminants to be drained into the river to the south.

C. This Planning Commission, after considering all evidence presented, found that the tentative tract map, as submitted, will not, in this case, promote the orderly growth of the County and has the possibility to cause health and safety issues and will not, because of its size, promote the welfare of the people of the County.

AND, BE IT FURTHER RESOLVED as follows:

A) This Commission hereby recommends that the Board of Supervisors deny Tentative Subdivision Tract No. TM 785.

The foregoing resolution was adopted upon motion of Commissioner Norman, seconded by Commissioner Gong, at a regular meeting of the Planning Commission on the 8th day of January, 2014, by the following roll call vote:

AYES: Norman, Gong

NOES: Pitigliano, Dias, Elliott, Milliles, Whitlatch

ABSTAIN: Aguilar

ABSENT: None

TULARE COUNTY PLANNING COMMISSION


Michael C. Spata, Secretary

Board of Supervisors
Attachment 2
Application



TULARE COUNTY RESOURCE MANAGEMENT AGENCY APPLICATION

GENERAL INFORMATION / COVER SHEET

EXTENSION OF TIME

General Information:

Applicant RAYMOND Di CARLO

Mailing Address 2604 S.E. 15th AVENUE City PORTLAND State OR Zip 97202

Phone (503) 228-6206 Cell Phone (503) 475-9479 E-Mail _____

Property Owner (if different) SAME AS ABOVE

Mailing Address _____ City _____ State ____ Zip _____

Phone _____ Cell Phone _____ E-Mail _____

Agent (if applicable) WINTON & ASSOCIATES, a QK Company

Mailing Address 150 WEST MORTON AVENUE City PORTERVILLE State CA Zip 93257

Phone (559) 781-2700 Cell Phone _____ E-Mail Jeff.Cowart@qkinc.com; Briana.Groves@qkinc.com

Site Address N/A

Physical Location of Site (cross streets & nearest community): _____

SOUTH SIDE OF AVENUE 176, BETWEEN MILL DRIVE AND DORAN DRIVE

Assessor's Parcel No(s) 284-640-006

THIS SPACE FOR OFFICE USE ONLY

Application Received/Reviewed by: JAS Project Number(s) EOT 18-008

Use Description EXTENSION OF TIME → TSM 785

Current Zoning: PD-F-M Economic Development Project: —

Land Use Designation: TULE RIVER DEV. CORZDOR

Agricultural Preserve & Contract Nos. (if applicable) —

Filing Fee(s): \$659.00 Total Amount Paid: \$659.00

Date Received: 6/13/18 Payment Type: CHECKS NOS 7938 + 7939

Receipt Number(s) TRC - 021002 - 021003 - 13-06-2018 Existing Entitlements/References: TSM 785

PERMIT CENTER HOURS: MONDAY - THURSDAY 9:00 A.M. TO 4:30 P.M., FRIDAY 9:00 A.M. TO 11:00 A.M.

EOT 16-003

EXTENSION OF TIME APPLICATION

Requirements, Fees and Instructions *(Please use dark blue or black ink)*

File the completed application, with all required attachments and fees, with the Tulare County Resource Management Agency, Permit Center, located at 5961 South Mooney Blvd, Visalia, CA 93277-9394. Please call the RMA Permit Center at 559/624-7100 with any questions.

The application must be complete in every respect with all questions answered and all requested information provided before the County can officially accept the application for processing. In the course of accepting and processing the application, the Permit Center Official or the Project Planner may request the applicant to clarify, amplify, correct or otherwise supplement the required information.

CHECK TYPE	TYPE OF EXTENSION	DECISION MAKING BODY	FEE (SUBJECT TO CHANGE AT ANY TIME)
	Special Use Permit	Planning Commission	\$400
	Tentative Parcel Map	Planning Commission	\$209
	Tentative Subdivision Map	Planning Commission	\$499
	Final Site Plan	Planning Commission	\$209
	Planned Unit Development	Planning Commission	\$370
	Surface Mining Permit	Planning Commission	\$400
ADDITIONAL FEES DUE IF APPLICABLE			
	Computer Maintenance Fee		\$10.00

NOTE: The applicant is responsible for the payment of all fees associated with this application.

SUMMARY OF REQUIREMENTS FOR AN EXTENSION OF TIME

1. Completed Application
2. Owner's Affidavit *(must be signed by the Property Owner(s))*
3. Filing Fee

Complete explanation for time extension request: TM 785 - SIERRA RIDGE ESTATES, DUE TO THE COLLAPSE OF THE HOUSING MARKET, IT HAS BEEN IMPRACTICAL TO PROCEED WITH THE SITE DEVELOPMENT. IN ACCORDANCE WITH SECTION 66452.6(e) OF THE SUBDIVISION MAP ACT, WE ARE REQUESTING A TWO YEAR TIME EXTENSION OF TIME TO FILE THE FINAL MAP.


OWNER'S AFFIDAVIT
(Must be signed by property owner)

STATE OF CALIFORNIA)
 SS.
COUNTY OF TULARE)

I, (We,) the undersigned, say:

I (We) own property involved in this application and I (we) have completed this application and other documents and maps required hereby to the best of my (our) ability and the statements and information above referred to are, in all respects, true and correct to the best of my (our) knowledge and belief.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Executed on 06/07/, 2018, at 150 West Morton Portland
Name: RAYMOND DI CARLO Signature: 
Address: 2604 S.E. 15th AVENUE PORTLAND State: OR Zip: 97202

Optional – additional property owner

Name: _____ Signature: _____
Address: _____ State: _____ Zip: _____

If there is an agent, title company, or prospective buyer who desires notification of the Director's action on this application, please enter name here.

Name: _____
Relationship: _____
Address: _____
State: _____ Zip: _____
Telephone: _____
FAX No.: _____

In the case of applications which are subject to the authority of the Zoning Administrator, (see list of projects), the Zoning Ordinance provides that the applicant has the right to request that the Planning Commission hear the application rather than the Zoning Administrator. Please sign below if you wish to have your application heard by the Planning Commission. Note: An additional fee is required for the Planning Commission process.

Signed: _____ Date: _____