



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

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: October 22, 2019

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"/>
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: Approve the Final Map for Subdivision Tract No. TSM 17-001

REQUEST(S):

That the Board of Supervisors:

1. Approve the Final Map for Tract No. TSM 17-001, located on the west side of Road 132, approximately 250 feet south of Avenue 232, east of the City of Tulare; and
2. Accept the dedication of right of way as shown on the Final Map.

SUMMARY:

The subdivider for the Final Map of TSM 17-001 is Todd Homes. The tentative map was conditionally approved by the Planning Commission on January 24, 2018. Subdivision TSM 17-001 is a division of 11.52 acres comprised of three parcels into six parcels located on the west side of Road 132, approximately 250 south of Avenue 232 (State Highway 137) east of the City of Tulare.

The required improvements for the subdivision were subject to plan approval and inspection by the Resource Management Agency Public Works Branch. The improvements were completed before the recordation of the final map.

Ten percent of the total estimated construction costs in the form an instrument of credit will be retained by the county for a period of one year following approval of the final map as a guarantee and warranty against defective work or materials furnished pursuant to Section 7-01-2045 of the ordinance code.

The County Surveyor has determined that the Final Map of Subdivision Tract No. TSM 17-001 is in conformance with the Subdivision Map Act, local ordinances and

SUBJECT: Approve the Final Map for Subdivision Tract No. TSM 17-001
DATE: October 22, 2019

conditions of Tentative Map approval applicable at the time of filing. State law requires the local legislative body to approve a final map if it conforms to the requirements of the Subdivision Map Act and local ordinance. Therefore, in the absence of evidence of noncompliance, the County is obligated to approve the Final Map for Tract No. TSM 17-001.

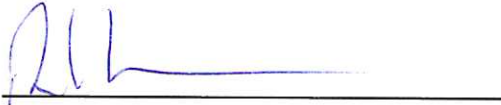
FISCAL IMPACT/FINANCING:

There is no net county cost to the general fund. The subdivider has borne the cost of the required improvements.

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 and effective growth management consistent with the County's General Plan.

ADMINISTRATIVE SIGN-OFF:



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment(s): Attachment A -Vicinity Map
Attachment B - Final Map, Tract No. TSM 17-001

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

IN THE MATTER OF APPROVE THE FINAL) Resolution No. _____
MAP FOR SUBDIVISION TRACT NO.)
TSM 17-001)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD OCTOBER 22, 2019,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

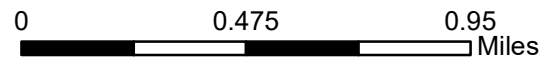
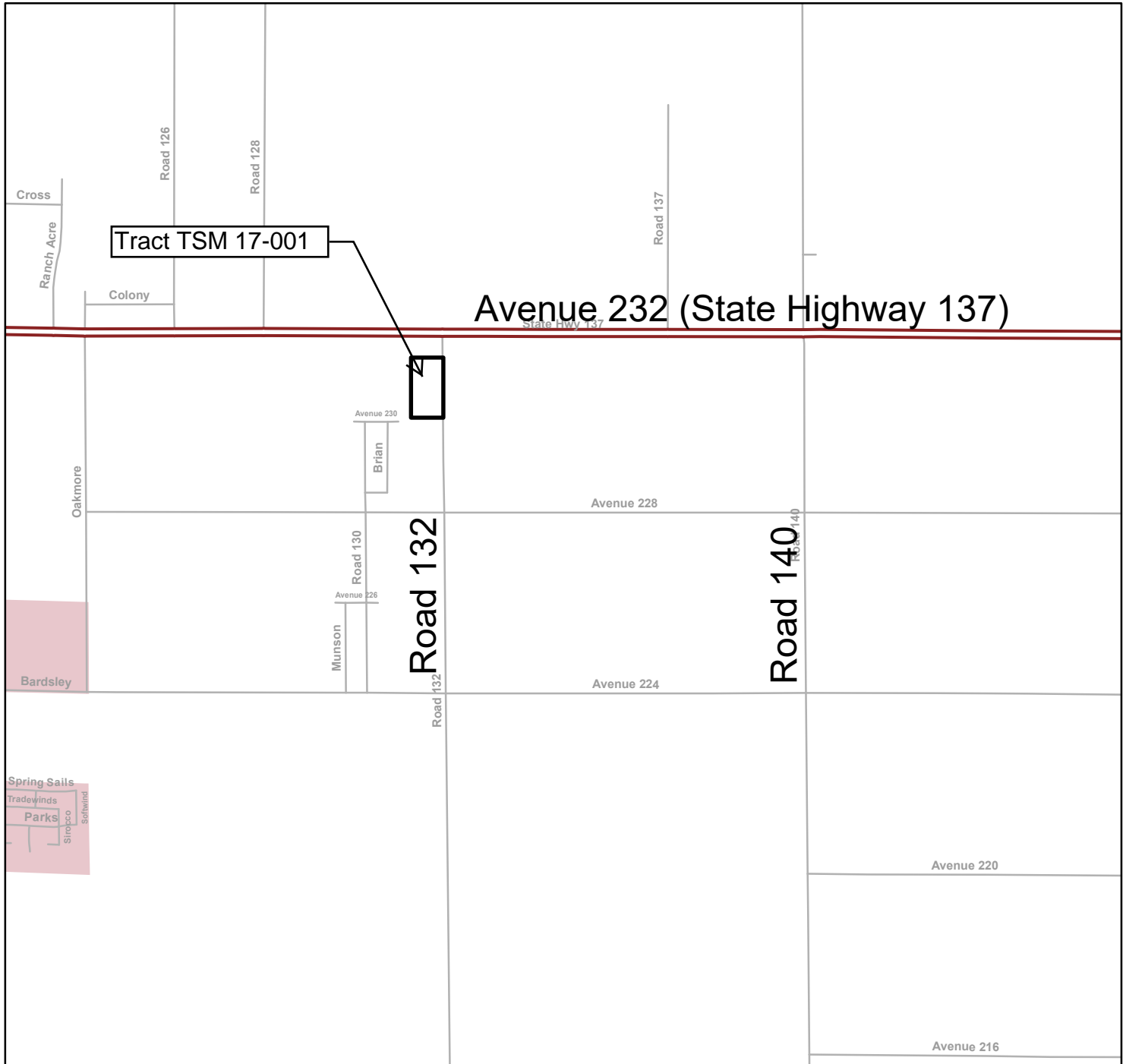
1. Approved the Final Map for Tract No. TSM 17-001, located on the west side of Road 132, approximately 250 feet south of Avenue 232, east of the City of Tulare; and
2. Accepted the dedication of right of way as shown on the Final Map.

Attachment A

Vicinity Map



Vicinity Map For TSM17-001



 Site

Supervisorial District: 2



Attachment B

Final Map

TRACT NO.17-001

IN THE COUNTY OF TULARE
BEING A DIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE
COUNTY OF TULARE, STATE OF CALIFORNIA.

MARCH 2018

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE REAL PROPERTY INCLUDED WITHIN BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TO THE COUNTY OF TULARE FOR PUBLIC PURPOSES:

1. STREET RIGHT OF WAY SHOWN HEREON AS LOT A.
2. RESERVE STRIP AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. STORM DRAIN SHOWN HEREON AS LOT D TO THE COUNTY OF TULARE.
2. EASEMENTS SHOWN HEREON AS PUE (PUBLIC UTILITY EASEMENT) FOR PUBLIC UTILITY PURPOSES

FOR: HOLMES PROPERTIES, LLC., CA CALIFORNIA LIMITED LIABILITY COMPANY

Todd Holmes 9-3-19
BY: TODD HOLMES DATE
PROPERTY OWNER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Tulare

ON September 3rd 2019, 2018 BEFORE ME, LESU L. JOLLY, PERSONALLY APPEARED, TODD HOLMES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THIS INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND OFFICIAL SEAL.

SIGNATURE OF NOTARY: Lesu L. Jolly
PRINTED NAME: LESU L. JOLLY
COUNTY OF TULARE
COMMISSION No. 2249897 COMMISSION EXPIRATION: July 14, 2022

TENTATIVE MAP APPROVAL

TENTATIVE MAP APPROVED JANUARY 24, 2018 BY TULARE COUNTY PLANNING COMMISSION RESOLUTION NO. 9400

DATED 9-24-19 BY Michael Washam
MICHAEL WASHAM
PLANNING DIRECTOR

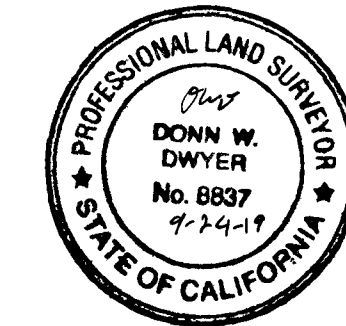
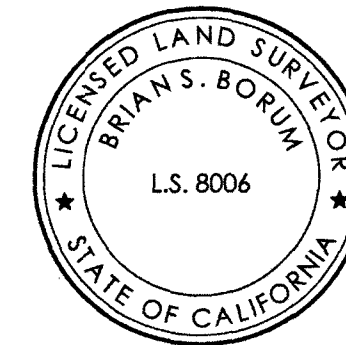
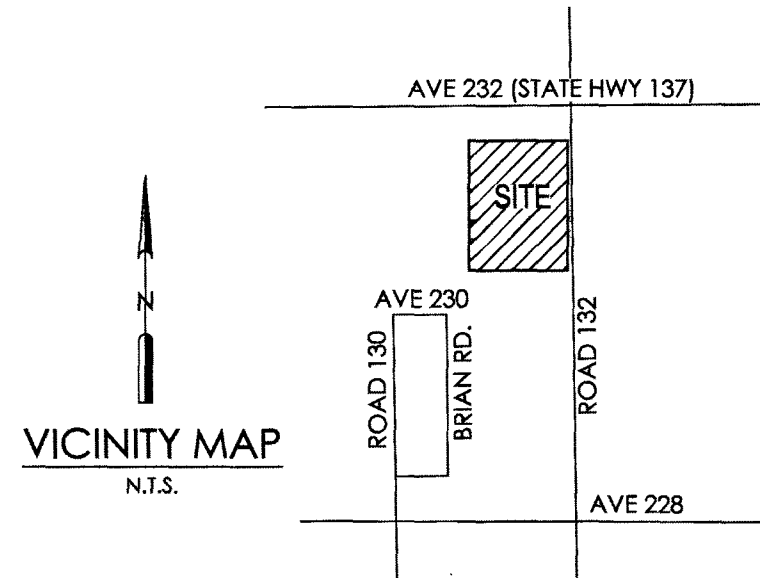
BOARD OF SUPERVISORS STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE TULARE COUNTY BOARD OF SUPERVISORS HELD ON THE _____ DAY OF _____, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION, AN ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS, EASEMENTS, AND RESERVE STRIPS AS SHOWN WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF TULARE THIS _____ DAY OF _____, 20____.

JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY _____
DEPUTY



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TODD HOLMES IN MARCH, 2018. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Brian S. Borum 9-3-19
BRIAN S. BORUM, L.S. 8006 DATE

COUNTY SURVEYORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, AND THE THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, IF REQUIRED AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL OF THE PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL R. BOND PLS 5852
COUNTY SURVEYOR

BY: Donn W. Dwyer 9-24-19
DONN W. DWYER PLS 8837 DATE
LAND SURVEYOR III

RIGHT TO FARM NOTICE

IN ACCORDANCE WITH SECTION 7-29-1070(A) OF THE TULARE COUNTY ORDINANCE CODE, AND AS A CONDITION OF APPROVAL OF THIS PARCEL MAP, NOTICE IS GIVEN THAT:

IT IS THE DECLARED POLICY OF TULARE COUNTY TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN 3 YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.

THIS PROPERTY SUBJECT TO THE FOLLOWING:

THE RIGHT TO SELECT A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF AN IRRIGATION DITCH RESERVED IN DEED RECORDED IN BOOK 192 PAGE 471 OF DEEDS OF T.C.R. NOT PLOTTABLE FROM RECORD.

RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN THE EASEMENT DOCUMENT NO. 97-052776 T.C.R.

MATTERS CONTAINED IN CONDITIONAL CERTIFICATE OF COMPLIANCE DOCUMENT NO. 97-081530 T.C.R.

IMPROVEMENT REQUIREMENTS AS DISCLOSED BY CONDITIONAL CERTIFICATE OF COMPLIANCE DOCUMENT NO. 97-081530 T.C.R.

MATTERS CONTAINED IN CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT NO. 2003-0074801 T.C.R.

BOARD OF SUPERVISORS STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN PROVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

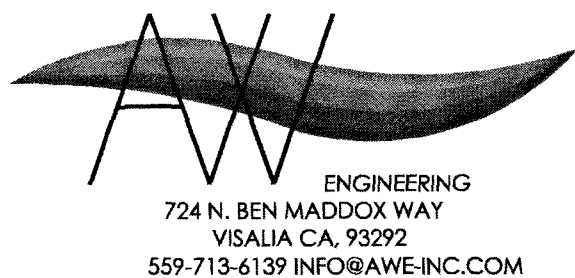
DATE: _____
JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS
BY: _____
DEPUTY

RECORDER'S CERTIFICATE

DOCUMENT NO. _____
FILED THIS _____ DAY OF _____, 2018 AT _____ M.
IN VOLUME _____ OF MAPS, AT PAGE _____ TULARE COUNTY RECORDS
AT THE REQUEST OF BRIAN S. BORUM - LAND SURVEYOR.
FEE: _____

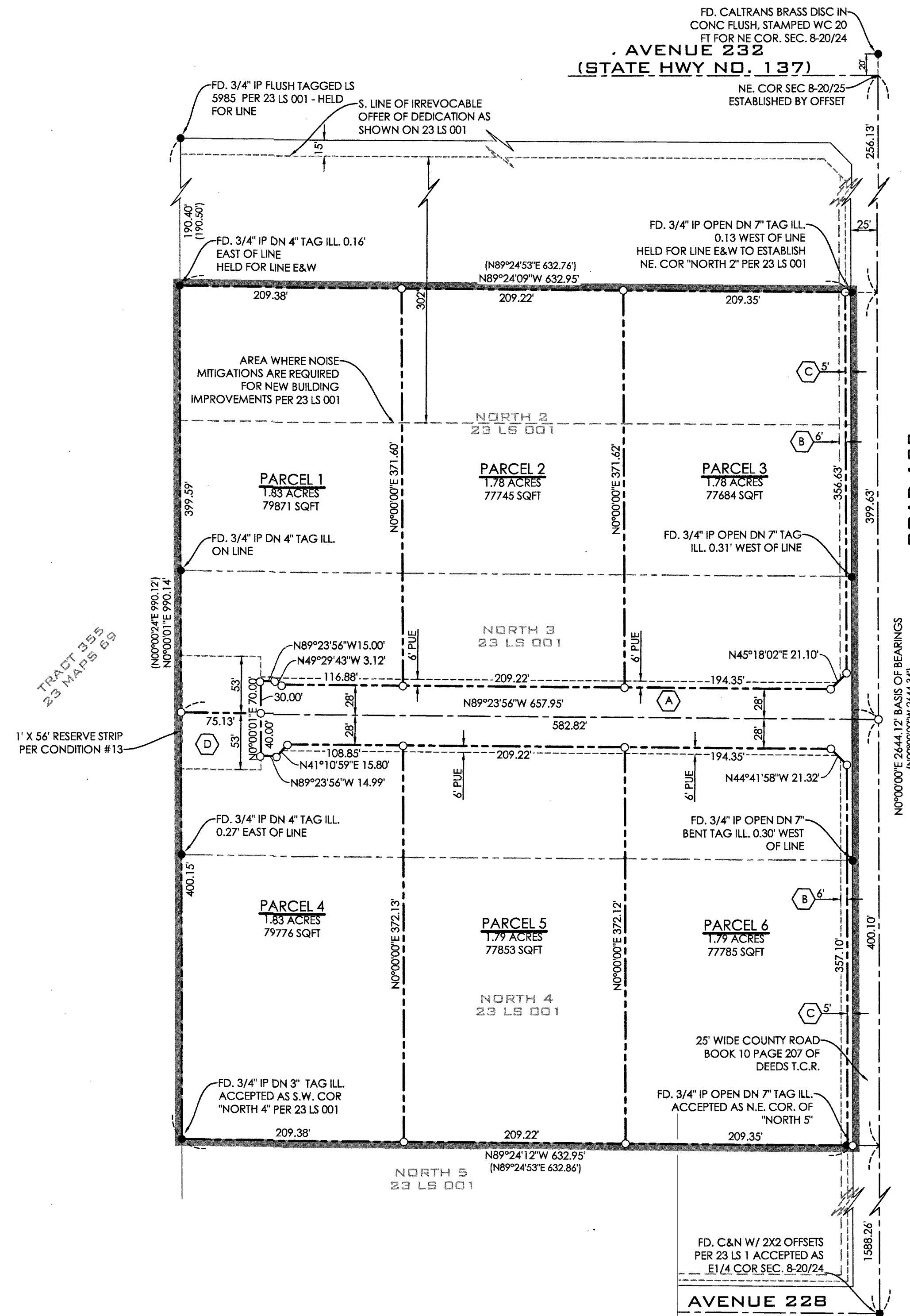
ROLAND P. HILL
ASSESSOR/CLERK-RECORDER

BY: _____
DEPUTY



TRACT NO. 17-001

IN THE COUNTY OF TULARE
BEING A DIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.



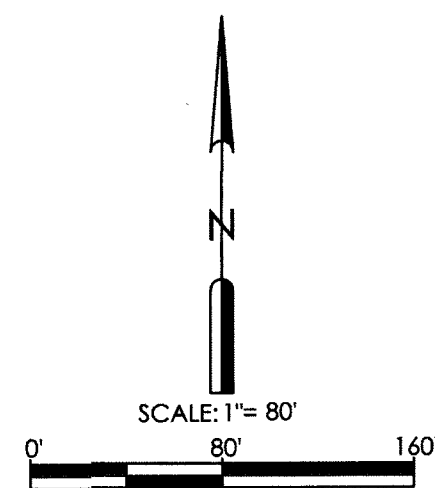
LEGEND

- SET 3/4" X 18" LONG IP TAGGED LS 8006
- FD AND ACCEPTED MONUMENT AS NOTED
- () RECORD DATA PER 23 RS 001 T.C.R OR CALCULATED THEREFROM
- PUE PUBLIC UTILITY EASEMENT OFFERED TO PUBLIC PER THIS MAP
- ▬ LIMITS OF SUBDIVISION
- (A) OFFER OF DEDICATION FOR STREET PURPOSES PER THIS MAP
- (B) 6.00 FOOT PUE PER DOCUMENT NUMBER 97-052773 THRU 97-052777 T.C.R.
- (C) 5.00 ADDITIONAL STREET RIGHT OF WAY PER DOCUMENT NO. 97-064245 THROUGH 97-064249 T.C.R.
- (D) EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF TULARE PER THIS MAP

ALL DISTANCES ARE MEASURED AND IN FEET OR DECIMALS THEREOF UNLESS NOTED OTHERWISE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN AND HAVING A BEARING OF N00°00'00"W AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 23 OF LICENSED SURVEYS AT PAGE 1 OF TULARE COUNTY RECORDS.



ENGINEERING
724 N. BEN MADDOX WAY
VISALIA CA. 93292
559-713-6139 INFO@AWE-INC.COM