



**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: November 5, 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: 559-624-7000		

SUBJECT: Approve Extension of Time for Tentative Subdivision Map No. TSM 776/PSR

REQUEST(S):
That the Board of Supervisors:

Approve a two-year Extension of Time EOT 19-002 for Tentative Subdivision Map No. TSM 776/PSR to November 7, 2021, for DCM Enterprises, Inc. for the subdivision of approximately 67 acres into 40 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the north side of Avenue 176 (Frazier Valley Drive), between Road 320 and Holdridge Drive approximately 3.5 miles southwest of Springville.

SUMMARY:
The applicants, DCM Enterprises, Inc. are requesting a 2-year Extension of Time for Tentative Subdivision Map No. TSM 776/PSR ("TSM 776/PSR"), for a subdivision of approximately 67 acres into 40 lots. The subject property is located in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, on the north side of Avenue 176 (Frazier Valley Drive), between Road 320 and Holdridge Drive, approximately 3.5 miles southwest of Springville. The General Plan designates the property as Foothill Mixed Use.

The Planning Commission recommended certification of the Mitigated Negative Declaration ("MND") to the Board of Supervisors on August 9, 2006 (PC Resolution No. 8168). The Board of Supervisors certified the MND and approved Tentative Subdivision TSM 776/PSR on November 7, 2006 (BOS Resolution No. 2006-0853).

SUBJECT: Approve Extension of Time for Tentative Subdivision Map No. TSM 776/PSR

DATE: November 5, 2019

The Subdivision Map Act mandates an initial 2-year life for tentative maps, per Government Code Section 66452.6 (a). The map qualifies for legislative extensions of time to November 7, 2017. Upon application by the subdivider, the County may extend the time at which the map expires for a period, or periods, not to exceed a total of five years, per GC Section 66452.6 (e).

On August 7, 2017, via Resolution No. 2017-0618, the Board of Supervisors approved a two-year extension of time, EOT 17-004, to November 7, 2019. On August 15, 2019, before the map expired, the applicant filed a request for a second two-year discretionary extension of time, to November 7, 2021. On September 25, 2019, via Resolution No. 9664, the Planning Commission recommended that the Board of Supervisors grant a two-year Extension of Time for TSM 776/PSR until November 7, 2021.

The explanation for the request is that the collapse of the housing market made it impractical to proceed with site development. The applicant intends to continue development of the area and has improvement plans at 90%. (See Attachment 3.) Staff has reviewed the proposal to ensure that the facts are still relevant to the proposed project and that there are no new issues to address.

FISCAL IMPACT/FINANCING:

There will be No Net County Cost to the General Fund. The County is reimbursed by a flat fee of \$659 paid by the applicant to cover all costs associated with processing a request for an Extension of Time.

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. The acceptance of the public improvements for TSM 776/PSR encourages growth consistent with the County's General Plan.

SUBJECT: Approve Extension of Time for Tentative Subdivision Map No. TSM
776/PSR

DATE: November 5, 2019

ADMINISTRATIVE SIGN-OFF:



Aaron R. Bock, MRCP, JD, LEED AP
Assistant Director



Michael Washam
Associate Director



Reed Schenke, P.E.
Director

Cc: County Administrative Office (2)

Attachments:

- Attachment 1 – Planning Commission Resolution No. 9664 (EOT 19-002)
- Attachment 2 – Planning Commission Resolution No. 9316 (EOT 17-004)
- Attachment 3 – Board of Supervisor Resolution No. 2006-0853 (TSM 776/PSR)
- Attachment 4 – Subdivision Improvement Plans

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

IN THE MATTER OF APPROVE)
EXTENSION OF TIME FOR TENTATIVE) Resolution No. _____
SUBDIVISION MAP NO. TSM 776/PSR)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD NOVEMBER 5, 2019,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

BY: _____
Deputy Clerk

* * * * *

That the Board of Supervisors:

Approved a two-year Extension of Time EOT 19-002 for Tentative Subdivision Map No. TSM 776/PSR to November 7, 2021, for DCM Enterprises, Inc. for the subdivision of approximately 67 acres into 40 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the north side of Avenue 176 (Frazier Valley Drive), between Road 320 and Holdridge Drive approximately 3.5 miles southwest of Springville.

Attachment No. 1

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF)
EXTENSION OF TIME NO. EOT 19-002)
FOR TENTATIVE SUBDIVISION NO. TSM 776/PSR) RESOLUTION NO. 9664

Resolution of the Planning Commission of the County of Tulare recommending that the Board of Supervisors grant a two (2) year extension of time, until November 7, 2021, for Tentative Subdivision Map No. TSM 776/PSR, requested by DCM Enterprises, Inc., 3419 Via Lido #658, Newport Beach, CA 92663 (agent: QK, 150 West Morton Avenue, Porterville CA 93257), for a subdivision of approximately 67 acres into 40 lots, located in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, on the north side of Avenue 176/Frazier Valley Drive, between Road 320 and Holdridge Drive, approximately 3.5 miles southwest of Springville (APNs 284-090-084, -091; 284-810-002, -003, -004 and -005).

WHEREAS, the Planning Commission approved Tentative Subdivision No. TSM 776/PSR on August 9, 2006 via Resolution No. 8168. On November 7, 2006 via Resolution No. 2006-0853, the Board of Supervisors certified a Mitigated Negative Declaration and approved TM 776/PSR with an exception and an additional Condition of Approval, that the RMA will obtain assurance that River Island Water Company is in compliance with the State Public Utility Commission in regard to tariffs and service boundaries, and in compliance with the State Department of Health in regard to adequate water being available in quantity and quality for domestic use for the subdivision up to six months prior to recordation of the final map; and

WHEREAS, the Subdivision Map Act mandates an initial two-year life for tentative maps, per Government Code Section 66452.6 (a). The map qualifies for legislative extensions of time to November 7, 2021. Upon application by the subdivider, the County may extend the time at which the map expires for a period or periods not to exceed a total of five years, per GC Section 66452.6 (e); and

WHEREAS, on August 7, 2017, via Resolution No. 2017-0618, the Board of Supervisors approved a two-year extension of time, EOT 17-004, to November 7, 2019; and

WHEREAS, on August 15, 2019, prior to the expiration of TSM 776/PSR, the applicant filed a request for a two year discretionary extension of time; and

WHEREAS, the project has been on hold due to the housing market collapse, but the applicant intends to continue development of the area; and

WHEREAS, the Planning Commission determined, after considering all the evidence presented, that extending the Tentative Subdivision for two (2) years would not be detrimental to

the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare; and


WHEREAS, if the Planning Commission denies an applicant's recommendation to the Board of Supervisors that a request for extension be granted, the applicant may appeal the decision to the Board of Supervisors; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission recommends that the Board of Supervisors approve a two (2) year extension of time for Tentative Subdivision No. TSM 776/PSR, until November 7, 2021, subject to the conditions and limitations set forth in Board of Supervisors Resolution No. 2006-08853 and Planning Commission Resolution No. 8168.

The foregoing resolution was adopted upon motion of Commissioner Aguilar, seconded by Commissioner Whitlatch, at a regular meeting of the Planning Commission on September 25, 2019, by the following roll call vote:

AYES: Elliott, Aguilar, Whitlatch, Millies, McElroy, Dias, Pearson
NOES: None
ABSTAIN: None
ABSENT: None

TULARE COUNTY PLANNING COMMISSION


Michael Washam, Secretary

Attachment No. 2

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF)
EXTENSION OF TIME NO. EOT 17-004)
FOR TENTATIVE SUBDIVISION NO. TSM 776/PSR) RESOLUTION NO. 9316

Resolution of the Planning Commission of the County of Tulare recommending that the Board of Supervisors grant a two (2) year extension of time, until November 7, 2019, for Tentative Subdivision Map No. TSM 776/PSR, requested by DCM Enterprises, Inc., Attn: David McHone, 3432 Via Oporo, Suite 210, Newport Beach, CA 92663 (Agent: James Winton and Associates, 150 West Morton Avenue, Porterville CA 93257), for a subdivision of approximately 67 acres into 40 lots, located in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, on the north side of Avenue 176/Frazier Valley Drive, between Road 320 and Holdridge Drive, approximately 3.5 miles southwest of Springville (APNs 284-090-084, -091; 284-810-002, -003, -004 and -005). The Board Resolution is attached as Exhibit "A".

WHEREAS, the Planning Commission approved Tentative Subdivision No. TSM 776/PSR on August 9, 2006 via Resolution No. 8168. On November 7, 2006 via Resolution No. 2006-0853, the Board of Supervisors approved TM 776/PSR with an exception and an additional Condition of Approval. The Commission and Board certified a Mitigated Negative Declaration for the Project, and

WHEREAS, the project has been on hold due to the housing market, but the applicant intends to continue development of the area, and

WHEREAS, the Subdivision Map Act mandates an initial two-year life for tentative maps, per Government Code Section 66452.6 (a). The map qualifies for legislative extensions of time to November 7, 2017. Upon application by the subdivider, the County may extend the time at which the map expires for a period or periods not to exceed a total of five years, per GC Section 66452.6 (e), and

WHEREAS, the applicant filed a request for a two year discretionary extension of time on June 9, 2017, prior to the expiration of TSM 776/PSR, and

WHEREAS, the Planning Commission determined, after considering all the evidence presented, that extending the Tentative Subdivision for two (2) years would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare.

WHEREAS, if the Planning Commission denies an applicant's recommendation to the Board of Supervisors that a request for extension be granted, the applicant may appeal the decision to the Board of Supervisors, and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission recommends that the Board of Supervisors approve a two (2) year extension of time for Tentative Subdivision No. TSM 776/PSR, until November 7, 2019, subject to the conditions and limitations set forth in Board of Supervisors Resolution No. 2006-08853 and Planning Commission Resolution No. 8168.

The foregoing resolution was adopted upon motion of Commissioner Whitlatch, seconded by Commissioner Pitigliano, at a regular meeting of the Planning Commission on June 28, 2017, by the following roll call vote:

AYES: Pitigliano, Whitlatch, Millies, Gong, Elliott, Dias, Aguilar
NOES: None
ABSTAIN: None
ABSENT: None

TULARE COUNTY PLANNING COMMISSION



Michael Washam, Secretary

EXHIBIT NO. A

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

IN THE MATTER OF AN EXTENSION OF)
TIME FOR TENTATIVE SUBDIVISION) Resolution No. 2017-0618
MAP NO. TM 776/PSR)

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR ENNIS, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD AUGUST 1, 2017, 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: Debra Rosello
Deputy Clerk

That the Board of Supervisors:

Approved a 2-year Extension of Time for Tentative Subdivision Map No. TSM 776/PSR for DCM Enterprises, Inc. to November 7, 2019.

STATE OF CALIFORNIA
COUNTY OF TULARE
BOARD OF SUPERVISORS

Resolution No. 2017-0618

I, Michael C. Spata, Clerk of the Board of Supervisors do hereby certify the attached to be a full, true and correct copy of an original order made and entered by said Board on August 10, 2017, as the same appears of record and county file in my office. Witness my hand and seal of said Board of Supervisors this 1st day of August, 2017.



ATTEST: **Michael C. Spata,**
**County Administrative Officer/
Clerk, Board of Supervisors**

BY:



Deputy Clerk

Attachment No. 3

BEFORE THE BOARD OF SUPERVISORS

COUNTY OF TULARE, STATE OF CALIFORNIA

In the Matter of Consideration of Tentative)
Subdivision TM 776/PSR for DCM) **RESOLUTION NO. 2006-0853**
Enterprises, Inc.)

WHEREAS, by Resolution Nos. 8168, the Tulare County Planning Commission recommended to this Board of Supervisors that the exception and tentative map of Tract No. 776/PSR be approved subject to conditions; and

WHEREAS, this is the time hereby fixed for consideration by this Board:

NOW, THEREFORE, BE IT RESOLVED as follows:

(1) This Board hereby adopts all of the findings of fact set forth in Resolution Nos. 8168 of the Tulare County Planning Commission, copies of which are attached hereto and by reference incorporated herein.

(2) This Board hereby finds although said subdivision map may have a significant cumulative effect on the environment, there will not be a significant effect in this case because the mitigation measure described in the attached conditions of approval has been incorporated into the application and certifies that a Mitigated Negative Declaration was prepared for TM 776/PSR in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970 and that the Board of Supervisors has reviewed and considered the information contained in the initial study prior to approval of the project.

(3) This Board hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Tulare County General Plan, as amended.

(4) The tentative map of Tract No. 776/PSR is hereby approved subject to all of the recommendations and conditions as set forth in Resolution No. 8168 of the Tulare County Planning Commission, a copy of which is attached hereto and as modified as follows:

Additional Condition No. 24: The RMA will obtain assurance that River Island Water Company is in compliance with the State Public Utility Commission in regard to tariffs and service boundaries and in compliance with the State Department of Health in regard to adequate water being available in quantity and quality for domestic use for the subdivision up to six months prior to recordation of the final map.

(5) This Board hereby adopts the Mitigation Monitoring and Reporting Program as set forth in Exhibit "A".

(6) This Board hereby directs the Clerk of the Board of Supervisors to return the Notice of Determination to the Resource Management Agency for future filing with the County Clerk.

The foregoing resolution was adopted upon motion of Supervisor Maples , seconded by Supervisor Ishida, at a meeting on this 7th day of November, 2006, by the following vote:

AYES: Supervisors Ishida, Conway, Cox, Worthley and Maples
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST: C. BRIAN HADDIX
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS



BY:

Wanna K. Bush
Deputy Clerk

RMA
CAO

11/7/06
WKB

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)

RESOLUTION NO. 8168

SUBDIVISION TRACT NO. TM 776/PSR)

Resolution of the Planning Commission of the County of Tulare recommending the Board of Supervisors approve Tentative Subdivision Tract No. TM 776/PSR with conditions, the subdivision of approximately 67 acres into 40 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, submitted by DCM Enterprises, Inc., 2400 West Coast Highway, Suite D, Newport Beach, CA 92663 (Agent: James Winton and Associates) located 1,600 feet north of Avenue 176 (Frazier Valley Drive), approximately one mile west of Road 320, southwest of Springville.

WHEREAS, a tentative map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 (formerly Sections 7000-7125) 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 assure action consistent with the purposes of Sections 7-01-1000 to 7-01-2850 (formerly Sections 7000-7125) of the Ordinance Code of Tulare County and the State Subdivision Map Act, and prepared a written report (made a part hereof), and

WHEREAS, staff recommended approval of this Tentative Subdivision subject to conditions, and

WHEREAS, a public hearing was held and public testimony was received and recorded at a regular meeting of the Planning Commission on August 9, 2006, and

WHEREAS at that meeting of the Planning Commission, public testimony was received and recorded from David McHone, applicant, and James Winton, agent, in support of the proposal, and Dick Schafer spoke in opposition to the proposal, on behalf of the Tule River rights holders.

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 for said subdivision in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970 prior to taking action on the project, and

B. This Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this Tentative Subdivision project:

1. The 1981 Tulare County Foothill Growth Management Plan (FGMP) designates the site as being within the Tule River Development Corridor where urban and suburban development is appropriate subject to meeting certain design criteria and development/improvement standards. Residential development is to be encouraged to be in clusters, leaving wide areas of open space lands between more intensively developed areas.
2. The subject site is already zoned for the type of development proposed and no rezoning actions are necessary or anticipated.
3. Specific issues that were reviewed include residential densities, traffic, provisions for sewer and water, drainage, species and habitat, archaeology, the holding capability of the land for the densities involved, and compliance with the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone and the 1981 Foothill Growth Management Plan (FGMP).
4. The subject site is zoned PD-F-M and is currently vacant. Surrounding properties are zoned PD-F-M and contain scattered rural residential development, a golf course and foothill grazing.
5. Sewage disposal is to be provided by on-site septic systems which will be engineer designed, based on a worst-case scenario utilizing soil borings and percolation tests which have been performed on the site.
6. Domestic water will be provided by an independent water company, River Island Water Company. A Will Serve letter was submitted. Water quality will be tested as regulated by the Public Utility Commission. Dick Schafer expressed concern on behalf of the Tule River rights holders that the water will reduce the flow of the Tule River. Condition No. 7 requires confirmation of source supply of the water to the satisfaction of the RMA Director that the Tule River is not impacted. There are three existing wells on the subject site and the site is not within the floodplain of the Tule River.
7. The Foothill Growth Management Plan development standards are imposed on new development and the developer will adhere to these drainage improvements.
8. On November 12, 2004 and July 14, 2006, at public meetings, the Site Plan Review Committee, acting in an advisory capacity, approved Preliminary Site Plan No. PRE 04-027 and the Final Site Plan Review for the division as currently proposed and recommended the Planning Commission conditionally approve TM 776/PSR.

9. A Mitigated Negative Declaration was prepared for the project and approved for public review by the Environmental Assessment Officer indicating that the project will not have a significant effect on the environment because mitigation measures have been included as conditions of approval that reduce potential environmental impacts to a level of insignificance.

C. This Planning Commission further determined that the proposed subdivision project, together with the provisions for its design and improvements is consistent with the Tulare County General Plan, as amended, and

D. This Planning Commission, after considering all evidence presented, found that approval of said tentative subdivision map will promote the orderly growth of the County and will assure the health, safety and welfare of the people of the County.

AND, BE IT FURTHER RESOLVED as follows:

A. The Staff Report/Environmental Assessment Initial Study determined that the subdivision may have a potential significant cumulative effect on the environment but said effect could be mitigated to a less than significant level. The potential significant effect and mitigation measure are as follows:

Cumulative impact to transportation/traffic: The applicant shall pay a pro-rata share of the cost of improvement of the left turn lane on eastbound State Highway 190 and Road 320 which is calculated to be \$35,646.00 or \$891.15/lot prior to issuance of building permits.

B. The applicant has modified the project by accepting this mitigation measure as a condition of approval, and as shown as Condition 23 of this resolution. The Planning Commission hereby recommends that the Board of Supervisors find that although said subdivision map may have a significant cumulative effect on the environment, there will not be a significant effect in this case because the mitigation measure described in the attached condition of approval has been incorporated into the application, and certify that a Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act of 1970 and The State Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended.

C. The Planning Commission hereby recommends that the Board of Supervisors adopt the Mitigation Monitoring and Reporting Program as set forth in Exhibit "A".

D. This Commission hereby recommends that the Board of Supervisors approve Tentative Subdivision Tract No. TM 776/PSR subject to the following conditions:

1. The subdivider shall be responsible for the cost of materials and installation for street name and traffic control signs at locations recommended by the RMA

Director or his designee. Installation of street name and traffic control signs will be done by the RMA Engineering Division and the cost for such subsequently reimbursed by the subdivider.

2. All water, gas, electric, telephone, cable television, storm drain, and related infrastructure to be extended along any road in the subdivision, or adjacent to the subdivision, shall be constructed prior to surfacing of roads.
3. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or road frontages. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading shall be submitted and approved by the County Engineer or his designee prior to recordation of the final map.
4. 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 Tulare County Resource Management Agency, Engineering Division prior to issuance of any building permits for construction on individual lots 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 property site.
 - b. All off-site flows reaching and potentially impacting the project.
 - c. Storm drain plans as required.
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.
5. The final subdivision map shall designate easements for public utilities as determined appropriate for size and location by the serving utilities (River Island Water Company, Southern California Edison, Southern California Gas, SBC Telephone, the local Cable television provider, and such other utilities as are determined necessary). All utility easements shall be shown on the final map. A drainage easement to convey runoff for the subdivision to natural swales shall be shown on the tentative and final map.
6. A letter of service (and statement that the existing and/or proposed easements are sufficient and satisfactory to the utility company or companies) from all interested utilities shall be submitted to the Tulare County Health and Human Services Agency, Environmental Health Services Division and Tulare County Resource Management Agency, Engineering Division.
7. Domestic water service for all lots shall be acquired from the River Island Water Company, Service Territory I. A "Will Serve" letter from the water company to the TCEHSD, 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.

8. All wells on the site which are proposed to 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, TC Fire Warden and the River Island Water Company. Said wells shall then be conveyed to River Island Water Company for operation, maintenance and repair subject to such agreement as determined necessary by the water company.
9. 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.
10. The applicant shall install a fire hydrant system in compliance with the Tulare County Improvement Standards as a condition of approval of the final map. New fire hydrants shall be installed at locations and to the specifications of the Tulare County Fire Warden in coordination with the River Island Water Company. Copies of the improvement plans shall be submitted to the Fire Warden's Office (2 copies) and the Tulare County Resource Management Agency-Engineering Division (2 copies) for review and approval prior to construction.
11. Blue raised reflective markers shall be located in the street to identify fire hydrant locations to the specifications of the Tulare County Fire Warden.
12. If street lights are installed, such installation shall coincide with the locations of fire hydrants wherever possible. Lights shall be downcast away from adjacent residences.
13. Out of service wells, septic tanks and underground fuel storage tanks shall be abandoned per Tulare County permit requirements.
14. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Specialist or Registered Engineering Geologist. The specifications and engineering data for said system shall be submitted to the Environmental Health Services Division (TCEHSD) for review and approval.

15. All new construction shall comply with the County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards for new buildings. All building permits shall be reviewed by the Tulare County Fire Warden's Office prior to issuance of building permits. All required improvements shall be completed prior to occupancy of the structure and prior to the issuance of occupancy permits.
16. If, during construction or grading activities on the site, any resources of an historic or prehistoric nature are discovered, all construction or grading shall temporarily cease and the Planning Director shall immediately be notified of the discovery. Further development shall not continue until the Planning Director certifies that appropriate measures, if deemed necessary, have been completed.
17. The roads, water, system, fire hydrants, storm drainage and other public improvements serving this subdivision shall be constructed in accordance with the Improvement Standards of Tulare County, the Foothill Growth Management Plan or the River Island Water Company Standards as applicable, unless and except as such standards are modified within.
18. An improvement plan and profile for future road improvements shall be prepared by a Registered Civil Engineer and shall be submitted to and approved by the Resource Management Agency prior to initiating construction and prior to recording of the final map for each phase of development. Said plan shall also incorporate provisions for drainage and erosion control as it pertains to public improvements.
19. The subdivider shall make all necessary arrangements for the relocation of all overhead and underground public utility facilities that interfere with any improvement work to be performed by the subdivider. The subdivider shall also make necessary arrangements with the public utility company affected for the cost of relocated such facilities, as no portion of relocation costs will be borne by the County. All new and/or relocated utility improvements shall be located underground wherever possible.
20. The property owner shall comply with all the Land Alteration requirements of the (F) Foothill Combining Zone as set forth in Attachment No.1.
21. 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

22. 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.
23. *The applicant shall pay a pro-rata share of the cost of a future left turn lane on eastbound State Highway 190 at Road 320 which is calculated at \$891.15 per lot/\$35,646 total prior to issuance of building permits.

The foregoing resolution was adopted upon motion of Commissioner Millwee, seconded by Commissioner Gong, at a regular meeting of the Planning Commission on the 9th day of August, 2006, by the following roll call vote:

AYES: Millwee, Whitlatch, Gong, Dias, Elliott, Pitigliano

NOES: Kirkpatrick

ABSTAIN: None

ABSENT: None

TULARE COUNTY PLANNING COMMISSION



George E. Finney, Secretary

EXHIBIT A
TM 776

RMA Code Compliance is Responsible for Overall Monitoring

Mitigation Measure	Timing of Action	Monitoring Reporting Party	Check-off & Date
Transportation/Traffic			
a) The applicant shall pay a pro-rata share of the cost of improvement of the Road 320 intersection with State Highway 190 which is calculated to be \$1,371.00 per trip (\$891.15 per lot)/\$35,646 total prior to issuance of building permits.	Prior to issuance of building permits	Caltrans	

Attachment No. |

Land Alteration Requirements of the (F) Foothill Combining Zone as set forth in Tulare County Zoning Ordinance, No 352, as amended, Section 18.7, F-3

Land Alteration

3. Where any portion of a development site is proposed to 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 (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.
- (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 are determined suitable for protecting exposed slopes from erosion.

c. Drainage requirements:

- (1) For projects located on sites 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.

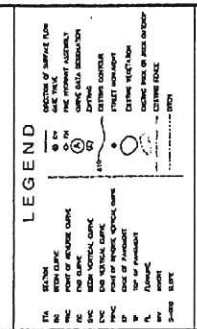
d. Vegetation removal requirements:

- (1) Removal or 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.

Attachment No. 4

GENERAL NOTES

1. THESE COUNTY RECORDS, UNLESS OTHERWISE SPECIFICALLY NOTED, SHALL BE WITHIN 24 HOURS FROM THE START OF THIS WORK.
2. THE CONTRACTOR SHALL CONTACT THE COUNTY ENGINEER AND THE COUNTY ENGINEER'S OFFICE FOR ANY CHANGES TO THE ORIGINAL CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL CONTACT THE COUNTY ENGINEER AND THE COUNTY ENGINEER'S OFFICE FOR ANY CHANGES TO THE ORIGINAL CONTRACT DOCUMENTS.
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16. THE CONTRACTOR SHALL CONTACT THE COUNTY ENGINEER AND THE COUNTY ENGINEER'S OFFICE FOR ANY CHANGES TO THE ORIGINAL CONTRACT DOCUMENTS.



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET; SITE PLAN; TYPICAL STREET SECTION DETAILS & GENERAL NOTES
2	ANGUS LOOP DRIVE, MAKE C/T
3	MAKE DRIVE
4	MAIL C/T, COUNTY STAMPAID DETAILS

RYER ISLAND WATER COMPANY
TULARE COUNTY FIRE WARDEN

APPROVED BY: DATE: _____
APPROVED BY: DATE: _____

SUBDIVISION IMPROVEMENT PLANS

COUNTY OF TULARE

JAMES WINTON & ASSOCIATES

TRACT No. 776

PLEASANT VALLEY RANCH, PHASE 3

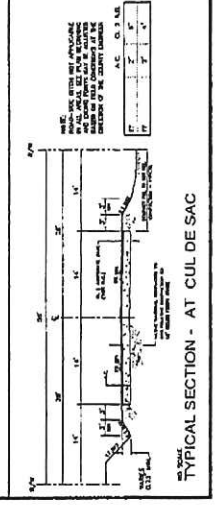
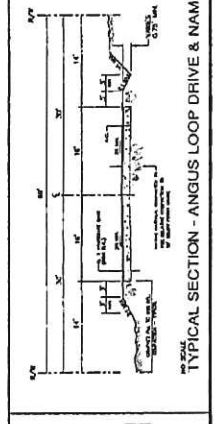
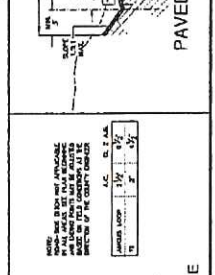
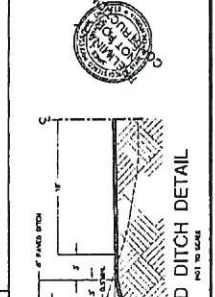
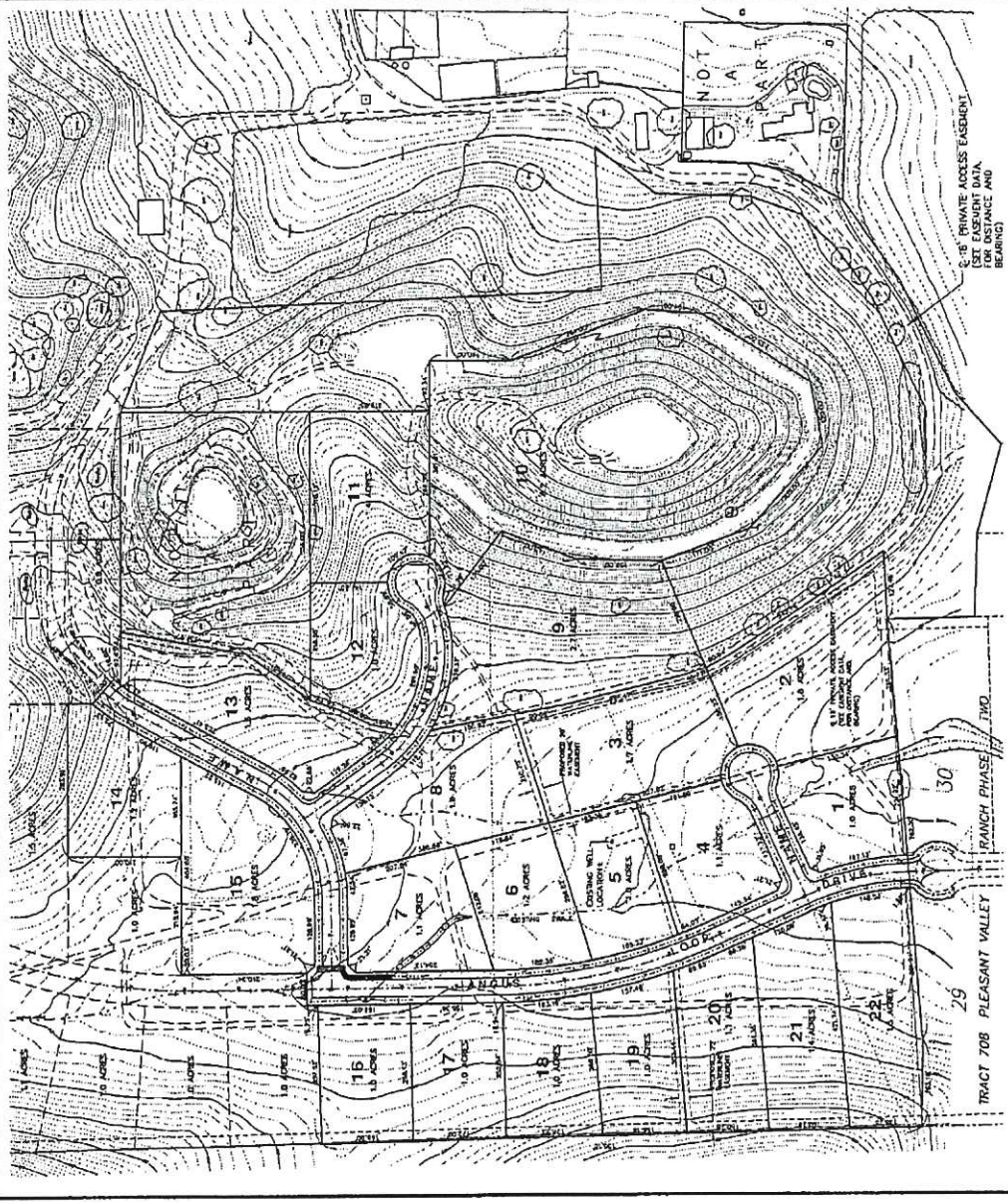
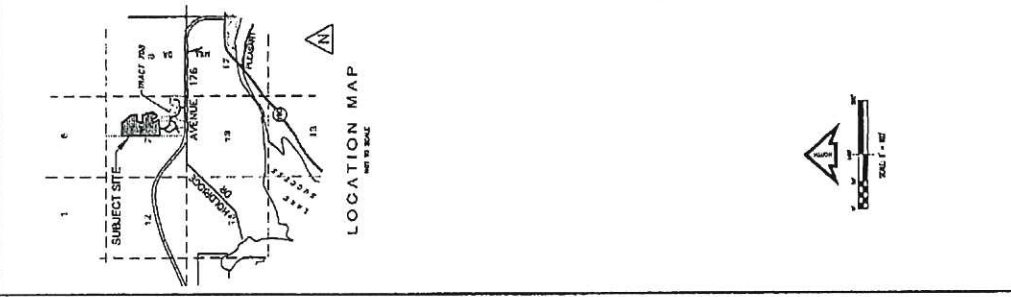
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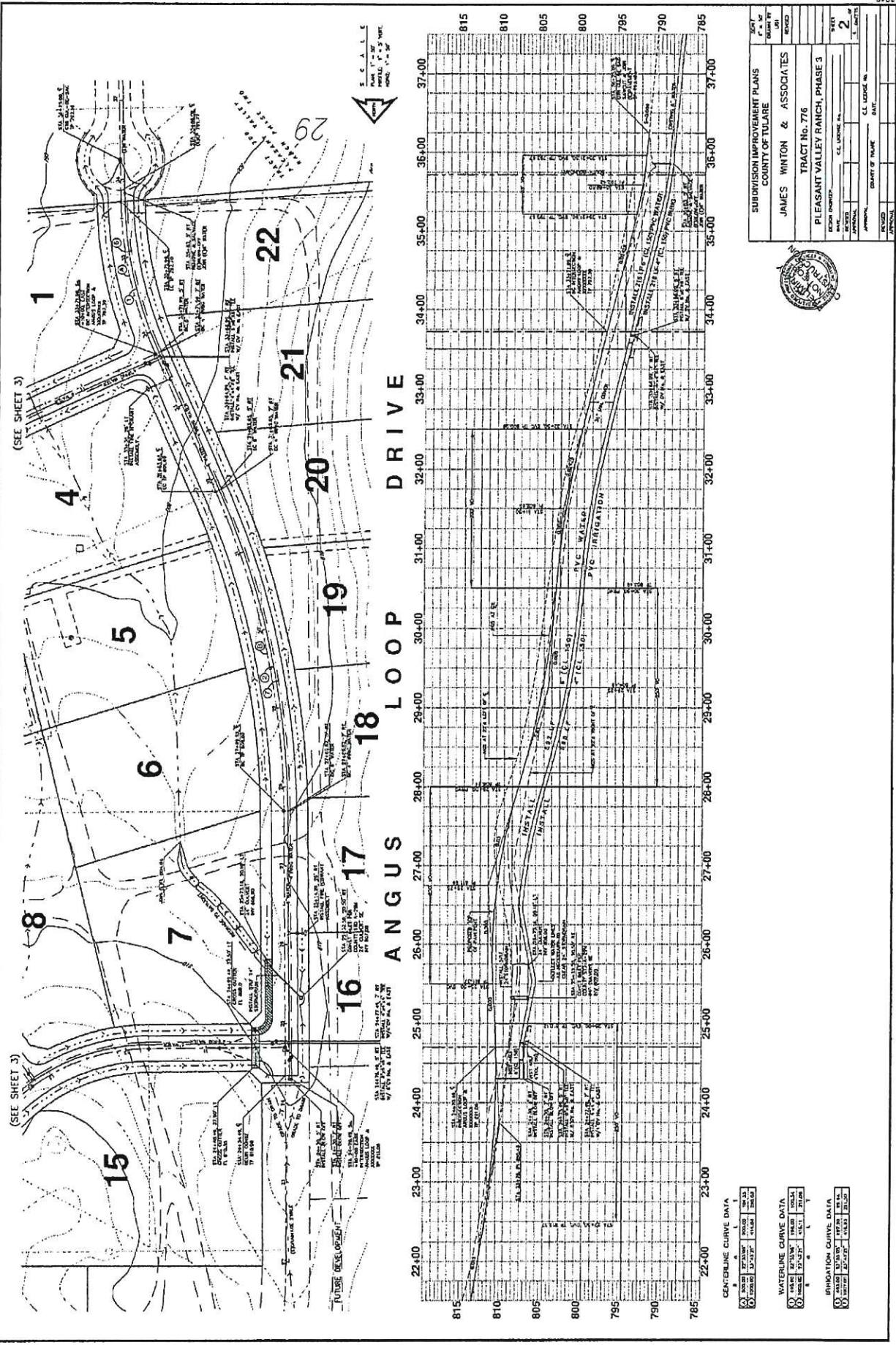
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COUNTY OF TULARE

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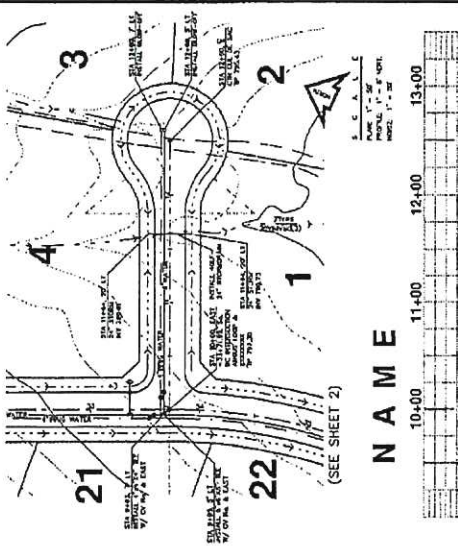




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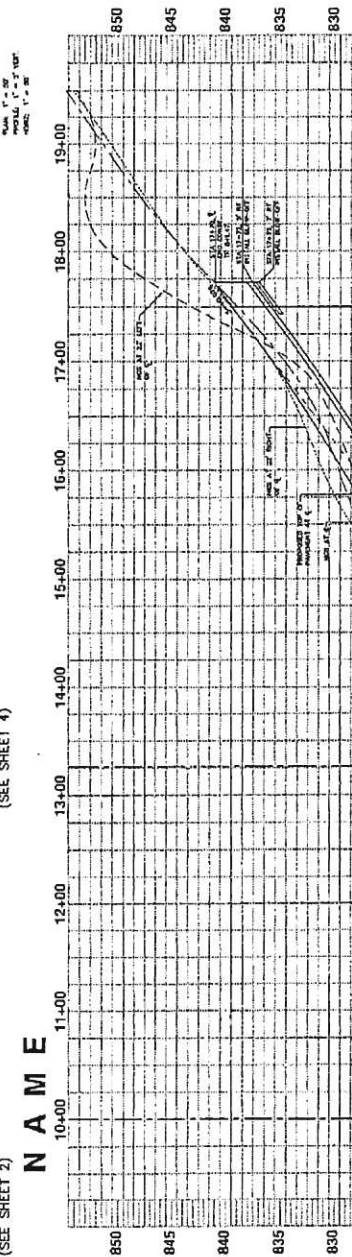
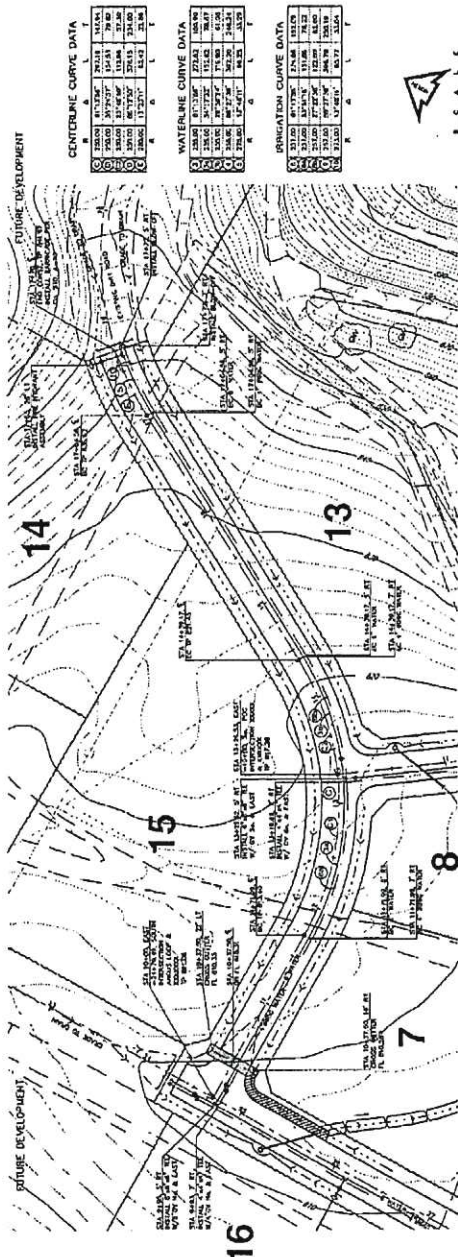
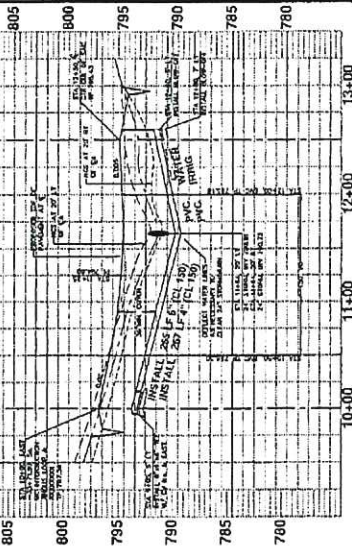
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SUBDIVISION IMPROVEMENT PLANS
COUNTY OF TULARE

JAMES WINTON & ASSOCIATES

TRACT NO. 776

PLEASANT VALLEY RANCH, PHASE 3

SHEET NO. 3

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DESIGNED BY: _____

CHECKED BY: _____

SCALE: _____

DATE: _____

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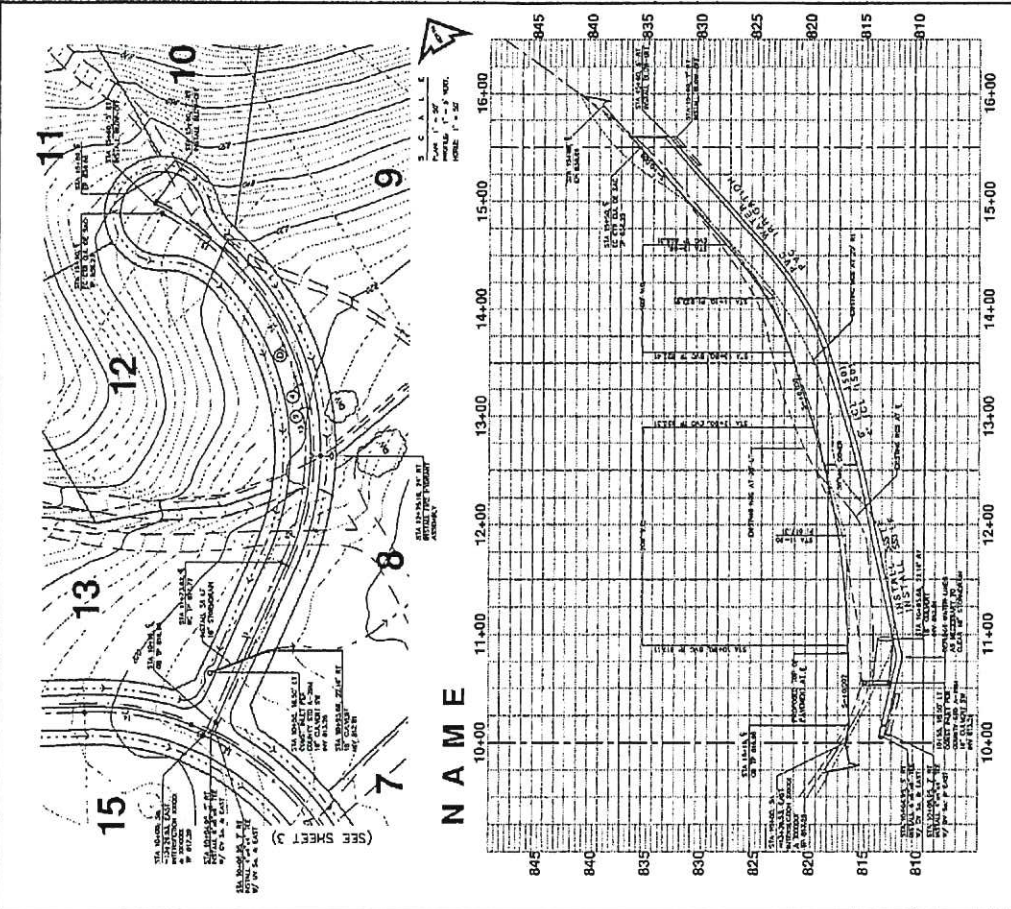
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SUBDIVISION IMPROVEMENT PLANS	
COUNTY OF TULARE	
JAMES WINTON & ASSOCIATES	
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APPROVED	DATE
REVISION	
BY	
DATE	



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