



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD.
VISALIA, CA. 93277
PHONE (559) 733-6291
FAX (559) 730-2653

Britt L. Fussel	Engineering
William Hayter	Development Services
Jean P. Brou	Transportation
George Finney	Planning
Hal Cypert	Support Services
Roger Hunt	Administrative Services

HENRY HASH, DIRECTOR

MICHAEL D. ELLZEY, ASSOCIATE DIRECTOR

AGENDA ITEM

ITEM NO. _____
District 5

SUBJECT: Minor Revision to approved Tentative Subdivision No. TM 741

REQUEST(S):

Authorize the Planning Director to consider the modifications as a minor revision to TM 741. The original project proposed a private, gated community with private access roads. The minor revision is to provide public roads instead of private roads.

SUMMARY:

On April 17, 2001, your Board approved Tentative Subdivision No. TM 741/Hosfeldt to divide 61 acres into 20 rural residential lots and one well lot in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone (Resolution No. 2001-0278). Two time extensions have been approved to extend the life of the map to April 17, 2008. The site is located on the northeast corner of Reservation Road and Road 296, southeast of Porterville.

The new owner, Mark Gutierrez, has requested a Minor Revision to TM 741. The original project proposed a private, gated community with private access roads. The minor revision is to provide public roads instead of private roads. Section 7-01-1870 of the Tulare County Subdivision Ordinance authorizes the Planning Director to approve minor revisions to a tentative map which do not substantially alter the street pattern, lot configuration or overall design scheme and which do not constitute a substantial or significant deprivation of the property rights of other landowners. This request is not specifically authorized. However, the Subdivision Ordinance also includes wording that allows "if any other type of change in a tentative map is proposed by a subdivider which the Planning Director believes should constitute a minor revision, the Planning Director may request the body which took final action on the tentative map, to determine whether such a change constitutes a minor revision in the same sense that the listed items constitute minor revisions."

The request would include modification of Condition Nos. 11, 13 and 14 to remove references to the private road. An additional condition regarding establishing an assessment district for maintenance of the public roads would also be necessary. Modification of conditions requires referral of the matter to the decision-making body for authorization to consider the minor revision. (See Planning Commission on March 14, 2001 by Resolution No. 7879; attached)

The applicant is also requesting a modification to reduce the fence setback on Reservation Road stated in Condition No. 14. Reservation Road is designated as a "Scenic Road" by the Foothill Growth

Management Plan. Section 14.4: Scenic Corridor Combining Zone establishes a front yard area of 100 feet from the centerline, however, none of the lots will have front yards on Reservation Road. Condition No. 14 included a 100-foot setback of the fence along Reservation Road. This appears to staff to be an error that could be corrected with this minor revision.

FINANCING:

Not applicable

ALTERNATIVES:

Deny authorization to consider all the requested changes as a minor revision. The applicant will be required to file a major revision and follow the processing and noticing as a tentative subdivision.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

RMA Engineering Branch

SIGNATURE REQUIREMENTS:

County Administrative Officer/Clerk of the Board of Supervisors or duly authorized Deputy to attest to the Resolution.

ADMINISTRATIVE SIGN OFF:

RESOURCE MANAGEMENT AGENCY


George E. Finney, Assistant Director


Henry Hash, Director

Contact: Beverly Cates, Project Planner

cc: Mark Gutierrez, P. O. Box 269, Porterville, CA 93258
Forester, Weber and Associates, 1620 W. Mineral King Avenue, Suite B, Visalia, CA 93291

BEFORE THE BOARD OF SUPERVISORS

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF THE MINOR)
REVISION TO APPROVED)
TENTATIVE SUBDIVISION NO. TM)
741

RESOLUTION NO. _____

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD ON FEBRUARY 27, 2007, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

BY: _____

Deputy Clerk

* * * * *

Authorized the Planning Director to consider the modifications as a minor revision to TM 741. The original project proposed a private, gated community with private access roads. The minor revision is to provide public roads instead of private roads.

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)

RESOLUTION NO. 7879

SUBDIVISION TRACT NO. TM 741)

Resolution of the Planning Commission of the County of Tulare recommending the Tulare County Board of Supervisors conditionally approve Tentative Subdivision Tract No. TM 741, submitted by Robert Hosfeldt, 5403 Scottsvalley Drive, Suite D, Scotts Valley CA 95060 (agent: Forester, Weber & Associates, 1620 W. Mineral King Avenue, Visalia CA 93291) for subdivision of 61± acre into 20 rural residential lots, 1 well lot, with gated, private access roads on property zoned PD-F-M (Planned Development-Foothill-Special Mobilehome) and generally located at the northeast corner of Reservation Road and Road 296, approximately 3 miles southeast of Porterville (generally described as a portion of Section 12, Township 22 South, Range 28 East, MDB&M; APN 305-070-13).

WHEREAS, a 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, 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 to 7125) of the Ordinance Code of Tulare County and the State Subdivision Map Act, 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 March 14, 2001, and

WHEREAS, at that meeting of the Planning Commission, public testimony was received and recorded from Fred Weber, agent for the applicant, in support of the proposal, and from Mr. Cliff Hyder (as reported by staff from a telephone conversation of the previous day as Mr. Hyder was unable to attend the public hearing), in opposition to the proposal.

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 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 Foothill Growth Management Plan designates the site as being with the Tule River Development Corridor, suitable for various urban and/or suburban development subject to meeting certain design criteria and development standards. The Urban Boundaries Element indicates the site is outside the Urban Area Boundary of any city or unincorporated community. Subject to meeting the conditions of approval, the project is consistent with the County's General Plan Elements.
2. The site is located at the northeast corner of Reservation Road and Road 296, approximately 3 miles southeast of Porterville (generally described as a portion of Section 12, Township 22 South, Range 28 East, MDB&M; APN 305-070-13).
3. The proposal is to subdivide 61± acres into 20 rural residential lots ranging in size from 1.17 to 4.99 acres in size and 1 well lot of 1.36 acres with gated, private access roads in the PD-F-M (Planned Development-Foothill-Mobilehome) Zone. Surrounding properties are zoned PD-F-M and AF (Foothill Agriculture-160 acre minimum) and contain cattle grazing, foothill development corridor uses (including urban-type residential and commercial development), and widely scattered rural residential development including mobilehomes.
4. Subdivisions are required to be developed with specific standards for road improvements, including curbs, gutters, sidewalks, ponding basins, and other improvements pursuant to the Tulare County Subdivision Ordinance. Because of the rural nature of the project, and the fact that the proposed road is not to be dedicated to the County for maintenance, but is to be privately maintained, an exception to these requirements has been filed. Specifically, the exception has been requested to the provisions of Sections 7-01-1235 (formerly 7011) which requires subdivisions that are not located in mountainous areas be required to have all roads constructed with curbs and gutters on all lots if a majority of the lots in the subdivision contain 2-1/2 acres or less and/or have average widths of less than 200 feet, 7-01-1245 (formerly 7013) which requires road widths be constructed to meet the standards which exist under the Tulare County Improvement Standards, 7-01-1360 (formerly 7028) which requires the side lines of lots run at right angles to the street upon which the lot faces, and 7-01-2025(a) [formerly 7080(a)] which requires that all improvements conform to the applicable standards of materials and design which are set forth in the booklet entitled "Improvement Standards of Tulare County." The exception was recommended for approval by the Planning Commission as set forth in Resolution No. 7878.

5. Storm water drainage for the subdivision will be by way of existing drainage patterns onto the individual lots within the subdivision.
6. Domestic water and sewage disposal are to be provided by a community water system to be developed by the subdivider/developer and on-site individual septic systems. The community water system will be used for both domestic and fire protection purposes.
7. The Site Plan Review Committee, at its meeting of March 9, 2001, by Resolution No. 01-017, recommended approval of the exception request and the map subject to including recommended conditions of approval to assure compliance with the General Plan and various State, County and local laws and ordinance requirements.
8. The Environmental Assessment Officer has reviewed and approved for public review a Negative Declaration for this proposal indicating it will not have a significant effect on the environment.
9. Concerns were expressed by the Planning Commission regarding the "gated community" aspect of the proposal. If a solid fence or wall was utilized, they were concerned that, depending on design or materials used, it may not enhance the aesthetic nature of the area. Fred Weber, agent, on behalf of Mr. Hofsfeldt, stated that there will be no solid walls along the road, but that the applicant is looking at split rail fencing with trees to act as separation between Reservation Road and the development on the site. This alleviated the concerns of the Commission.
10. Cliff Hyder (the property owner to the south, who was unable to attend), by telephone conversation the previous day with staff, conveyed concerns regarding overdrafting of water and increased runoff from drainage of the site to his property. Because water is obtained from various fractured rock areas and springs, and the well lot is over 170 feet north of the property to the south (the width of a lot plus the width of Reservation Road) it is unlikely that this development will effect the water for the property to the south. Even the two wells on the proposed well lot are obtaining water from two different sources as evidenced by the differences in water depth, pressure and production from each well. Drainage improvements will require on-site collection/retention and the lots are large enough to provide adequate area for trans-evaporation and recharge activities. Further, State law and local ordinances prohibit there being any net change (either in quality or quantity) to drainage which enters and leaves the property.

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) This Commission hereby recommends the Board of Supervisors find that said Tentative Subdivision will not have a significant effect on the environment and certifies that a Negative Declaration for said Tentative Subdivision has been completed in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970.

B) This Commission hereby recommends that the Board of Supervisors approve Tentative Subdivision Tract No. TM 741 subject to the following conditions:

1. Any proposed outdoor light is arranged so as to reflect the light away from adjoining properties and roadways.
2. All improvements, including but not limited to, roads, sewer and water systems, fire hydrants, storm drainage and other public improvements serving this subdivision shall be constructed in accordance with the current Tulare County Improvement Standards, except as modified herein.
3. All utility easements, existing and proposed shall be shown on the final map.
4. The subdivider shall be responsible for the cost of materials and installation for street name and traffic control signs at locations recommended by the Tulare County Resource Management Agency Director or their designee. Installation of street name and traffic control signs will be done by the Tulare County Resource Management Agency and the cost for such subsequently reimbursed by the subdivider.
5. The proposed improvements shall be designed to join existing improvements to provide safe and effective transition in accordance with County Standards. The cost of all utility relocations required by the development shall be the responsibility of the developer. All new and relocated utility improvements shall be located underground wherever practical.
6. 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 relocating such facilities, as no portion of relocation costs will be borne by the County.

7. The applicant or his contractor shall obtain encroachment permits from the Tulare County Resource Management Agency prior to doing any work within the County right-of-way.
8. Right-of-way, equal to one-half (1/2) of a 60 foot wide right-of-way, shall be dedicated to the County of Tulare on the final map along the north side of the centerline of Reservation Road across the entire site. In addition, sufficient right-of-way necessary to accommodate cuts and fills shall be dedicated to the County of Tulare along the north side of Reservation Road. Said dedications shall be in the form of an easement.
9. The pavement width along Reservation Road shall be widened to meet a Foothill Growth Management Plan standard half section width (20-foot wide pavement width) across the entire frontage of the subdivision.
10. The proposed interior roads shall be improved to County road standards for 2-way streets serving 400 trips or less per day (28 foot paved surface width) as identified in the Foothill Growth Management Plan. The plans for said construction shall be reviewed and approved by the Tulare County Resource Management Agency-Engineering Division and Tulare County Fire Department prior to construction and prior to the recording of the final map.
11. All lot lines for all lots shall extend to the centerline of the private road, and a private vehicular access easement shall be recorded across all lots along the road in favor of all other lots within the subdivision. The easement width shall meet the requirements of Condition 10 above.
12. An improvement plan and profile for the road improvements referred to in Conditions 9 and 10 shall be prepared by a Registered Civil Engineer and shall be submitted to and approved by the County Engineer or his designee prior to initiating construction and prior to the recording of the final map. Said Plan shall also incorporate provisions for drainage and erosion control.
13. In accordance with the Tulare County Ordinance No. 2785, the subdivider shall make provision through recorded covenants running with the land, irrevocable trusts, or other method approved by the Board of Supervisors, for the future maintenance and repair of all private streets, alleys, and other private vehicular access easements required herein. Such maintenance and repair shall be in accordance with the standards applied at the time the subdivision map was

approved. Evidence of such provision shall be provided to the County at the time of filing the final map in the manner set forth.

14. Access to Reservation Road shall be prohibited from Lots 1 and 14 through 21 and shall be so shown on the final map. All access to all lots within the subdivision shall be by way of the private interior roads only. Adequate fencing and/or walls shall be erected along the setback area of Lots 1 and 14 through 21 along Reservation Road in such a manner as to restrict any access to Reservation Road from those lots, and which meets the 100 foot setback from the centerline of Reservation Road as required under the Foothill Growth Management Plan and under the PD-F-M Zone unless a variance is approved regarding this requirement.
15. A detailed master drainage and grading plan prepared by a Registered Civil Engineer detailing the means of stormwater disposal shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map. Lot drainage and lot grading plans prepared by a Registered Civil Engineer shall be submitted and approved by the County Engineer or his designee prior to securing any building permits for construction on individual lots.
16. A drainage and erosion control plan for driveways and building pads prepared by a Registered Civil Engineer shall be submitted to, reviewed and approved by the Tulare County Resource Management Agency-Engineering Division, and Building/Inspection Division prior to issuance of building permits and prior to any construction commencing on each lot. The improvement requirements contained in the approved plans shall be completed prior to the issuance of occupancy permits and prior to the use of any building.
17. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent properties, County road frontages or county road drainage facilities. Improvement plans and hydraulic calculations detailing the design 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.
18. The drainage and erosion control plan(s) referenced in Conditions 15, 16 and 17 shall be designed to retain all additional storm water runoff caused by the development on the project site, and shall include measures for retaining water-borne sediment on site such as through the use of sediment basins and sediment traps to prevent sedimentation and flooding. Said plan(s) shall be reviewed and approved by the Tulare County Resource Management Agency-Engineering Division prior to commencement of grading.

A letter of certification from a Registered Civil Engineer that confirms construction was completed according to the drainage and erosion control plans approved by the Tulare County Resource Management Agency-Engineering Division shall be provided to the Code Compliance coordinator prior to issuance of the final occupancy permits and prior to any use of any structure on the site.

19. Rural standard driveway approaches shall be required at the time that building permits are issued and this requirement shall be noted on the final map.
20. 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 public utility companies (including but not limited to telephone, electric, natural gas and cable companies) shall be submitted to the Tulare County Resource Management Agency-Engineering Division prior to the recording of the final map.
21. A common well and water distribution system shall be developed to serve all the residential lots in the subdivision in accordance with Section 7-01-1420 (formerly Section 7034.1) of the Tulare County Ordinance Code. Domestic water service for all residential lots shall be acquired from the community system to be developed on Lot 13 as part of this subdivision. Service lines shall be stubbed to all lots prior to the recording of the final map and inspection of the lines shall be by the Tulare County Resource Management Agency-Engineering Division in cooperation with the Tulare County Resource Management Agency-Building/Inspections Division and the Tulare County Health and Human Services Agency-Environmental Health Services Division.
22. The common well and water distribution system shall be constructed to provide domestic water as well as fire protection services to the site. Said water system shall be capable of providing a minimum of 500 gallons per minute for a two hour duration in addition to domestic demand. Improvement plans for the water system shall be submitted to and approved by the Tulare County Health and Human Services Agency-Environmental Health Services Division, the Tulare County Fire Department and Tulare County Resource Management Agency-Engineering Division. The final subdivision map shall not be recorded and no grading or construction shall commence until the above-referenced approvals are secured by the subdivider.
23. Any abandoned well on the property shall be destroyed in accordance with the Tulare County Well Ordinance to the satisfaction of the Tulare County Health and Human Services Agency-Environmental Health Services Division.
24. All wells on site shall be identified and shown on the final map.

25. The applicant/property owner shall arrange for the existing well(s) to be tested for potability. Said potability test(s) shall be done to the satisfaction of the Tulare County Health and Human Services Agency-Environmental Health Services Division and shall indicate that the water is bacteriologically safe for domestic use. Such improvements as deemed necessary by the Environmental Health Services Division shall be completed prior to occupancy of any structures on the subject site.
26. The subdivider shall make provision through recorded covenants running with the land, irrevocable trusts, or other approved method, for the future maintenance and repair of the well, pipelines, hydrants, plus any and all other improvements appurtenant thereto, for the water system. Such maintenance and repair shall be in accordance with the standards applied at the time the subdivision map was approved. Evidence of such provision shall be provided to the Tulare County Health and Human Services Agency-Environmental Health Services Division and Tulare County Resource Management Agency-Current Planning Division at the time of the filing of the final map in the manner set forth.
27. Building improvements (homes, fences, etc.) and septic tank/leach line systems or other activities associated with construction (grading) shall not be permitted within fifty feet (50') of an intermittent watercourse nor within one-hundred feet (100') of a perennial watercourse nor within two-hundred feet (200') of the high water mark of any pond or reservoir. Said water courses, swales and/or high water marks and their setbacks shall be clearly and accurately plotted on the final map and shall be shown as areas where such development is prohibited.
28. New sewage disposal systems shall be designed so there is at least 275 square feet of leachline area per bedroom. If the developer wishes to challenge this requirement, they are authorized to submit a sewage disposal system designed by a Registered Civil Engineer, Registered Environmental Health Specialist or Registered Engineering Geologist. The specifications and engineering data for said systems shall be submitted to the Tulare County Health and Human Services Agency-Environmental Health Services Division for review and approval prior to installation and prior to the issuance of building permits for such installation.
29. All solid waste shall be disposed of at a County approved landfill, transfer station or shall be recycled at an approved recycling center to prevent breeding of vector insects. No open burning of any type of waste shall be authorized. All waste shall be hauled to an approved disposal site.
30. The applicant/property owner shall arrange for a water truck to be on the premises and used to control the generation of fugitive dust during the construction phase

of the project to the satisfaction of the San Joaquin Valley Unified Air Pollution Control District.

31. 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.
32. Fire hydrants shall be installed at locations and to the specifications of the Tulare County Fire Department. Blue raised reflective markers shall be located in the streets to identify fire hydrant locations to the specifications of the Tulare County Fire Department. If street lights are installed, such installation shall coincide with the locations of fire hydrants wherever possible.
33. 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 Tulare County Resource Management Agency Director or their designee shall immediately be notified of the discovery. Further development shall not continue until the Resource Management Agency Director or their designee certifies that appropriate recovery measures, if deemed necessary, have been completed. This note shall be placed in a prominent location on the final map.
34. In accordance with Section 7-29-1070(a) [formerly Section 7905(a)] of the Tulare County Ordinance Code, the contents of the enclosed Right to Farm Notice shall be placed in a prominent location on the final map for acknowledgment by the property owners. (Right to Farm Notice attached)
35. The applicant/property owner shall comply with all the Land Alteration requirements of the (F) Foothill Combining Zone as set forth in Attachment No. 1.
36. A one hundred foot (100') minimum setback shall be maintained between all new buildings or other above-ground improvements and the adjacent centerline of Reservation Road. Said setback area shall be clearly plotted on the final subdivision map, or on a separate map sheet to accompany the final subdivision map and shall be identified as an area where no above-ground development is to occur.
37. The minimum side yard for all lots in the subdivision shall be ten percent (10%) of the width of the lot, but need not exceed twenty-five feet (25') except for corner

lots adjacent to Reservation Road. In such cases, there shall be a side yard setback on the street side of the corner lot which is equivalent to the front yard setback requirement along Reservation Road.

The foregoing resolution was adopted upon motion of Commissioner Kirkpatrick, seconded by Commissioner Millwee, at a regular meeting of the Planning Commission on the 14th day of March, 2001, by the following roll call vote:

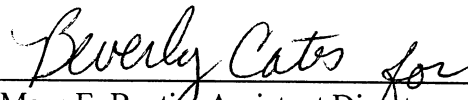
AYES: Commissioners Kirkpatrick, Millwee, Dias, and Fernandes.

NOES: None.

ABSTAIN: Commissioner Whitlatch.

ABSENT: Commissioners Kapheim and Wheeler.

TULARE COUNTY PLANNING COMMISSION



Mary E. Beatie, Assistant Director
Current Planning Division

Attachment No. 1

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.

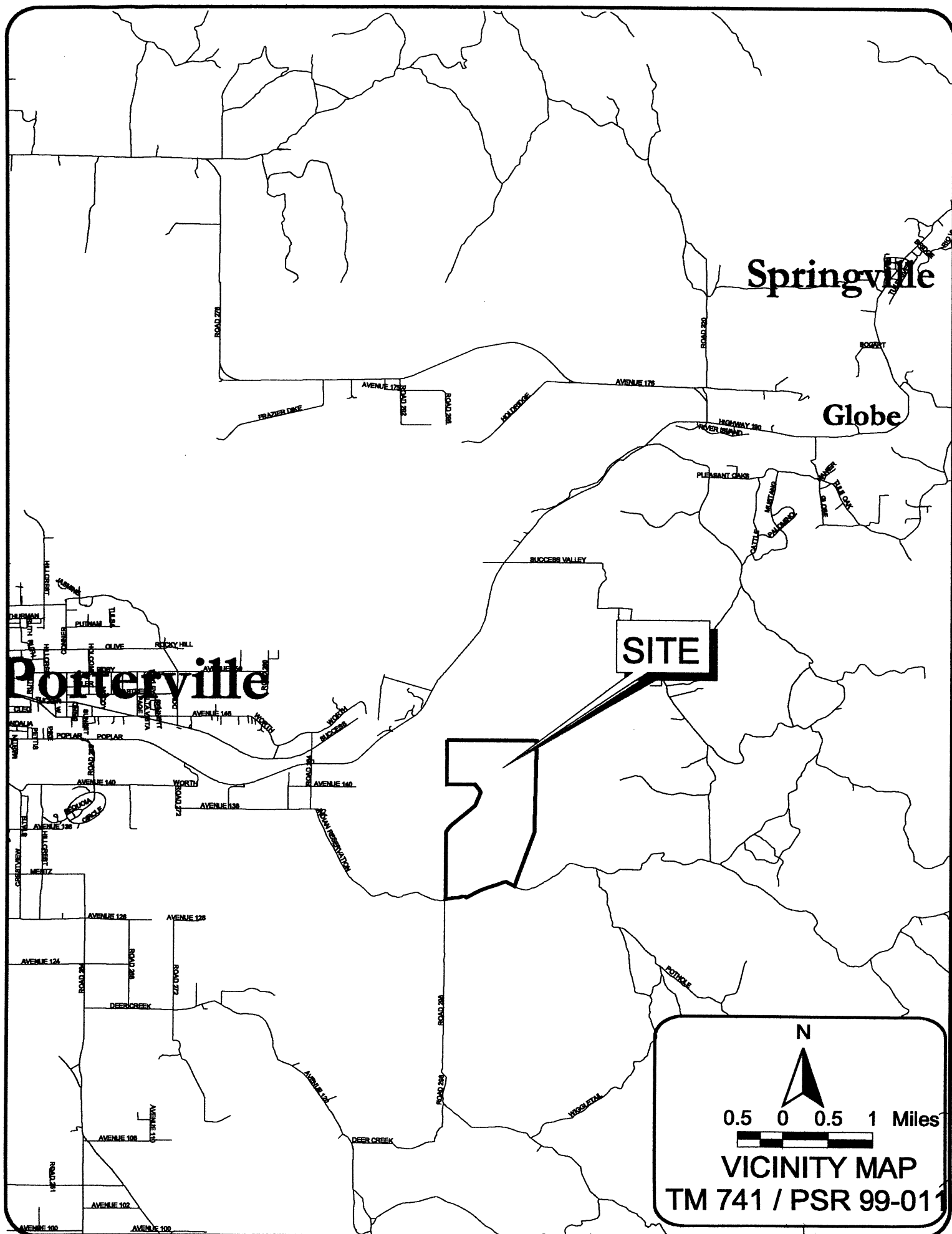
c. Drainage requirements:

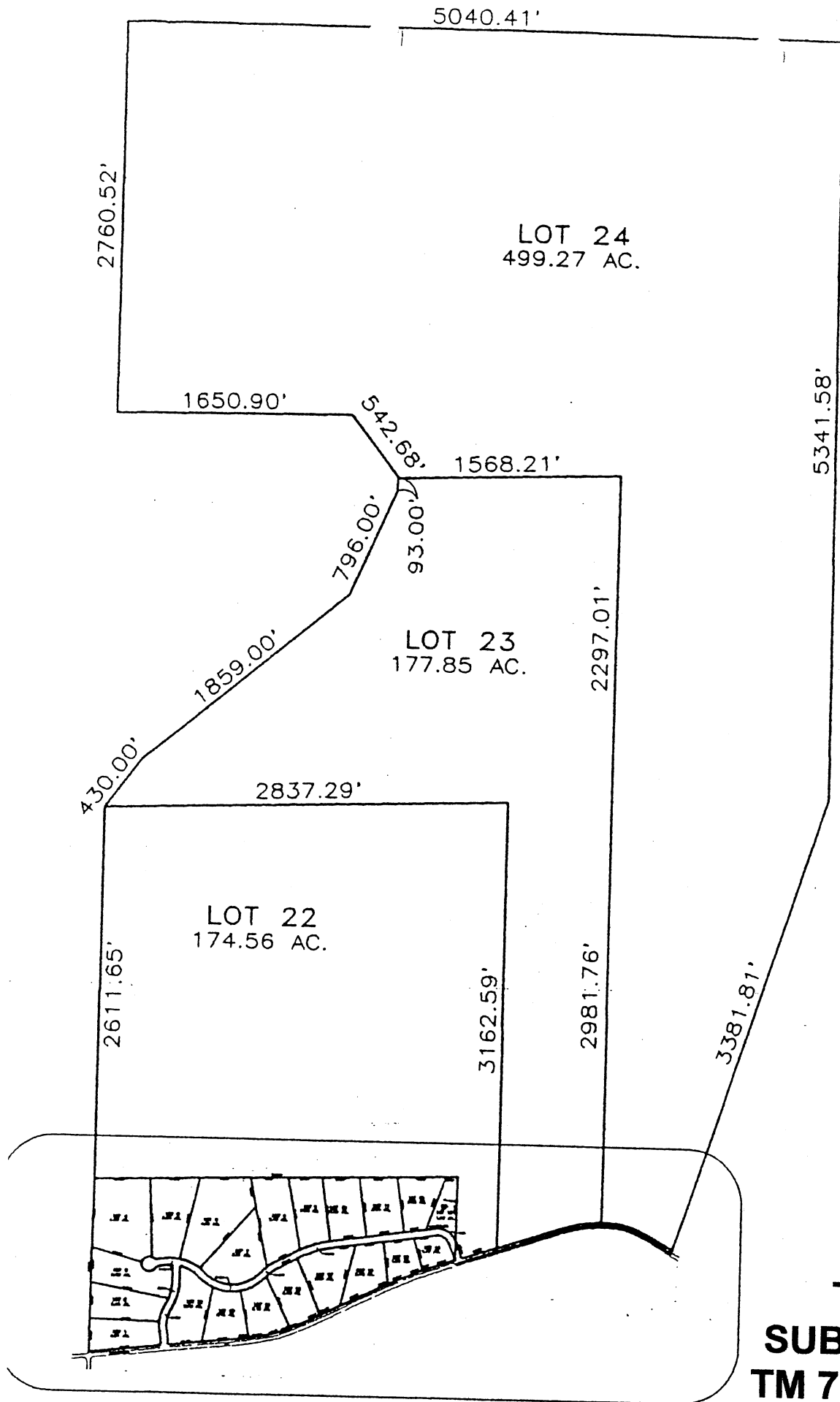
- (1) For projects located on sites containing steep slopes or tight soils, the drainage plan required under paragraph 2 of subsection D of this section shall be designed to detain as much storm water run-off as possible on the site in order to prevent potential sedimentation and flooding off the site.
- (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.

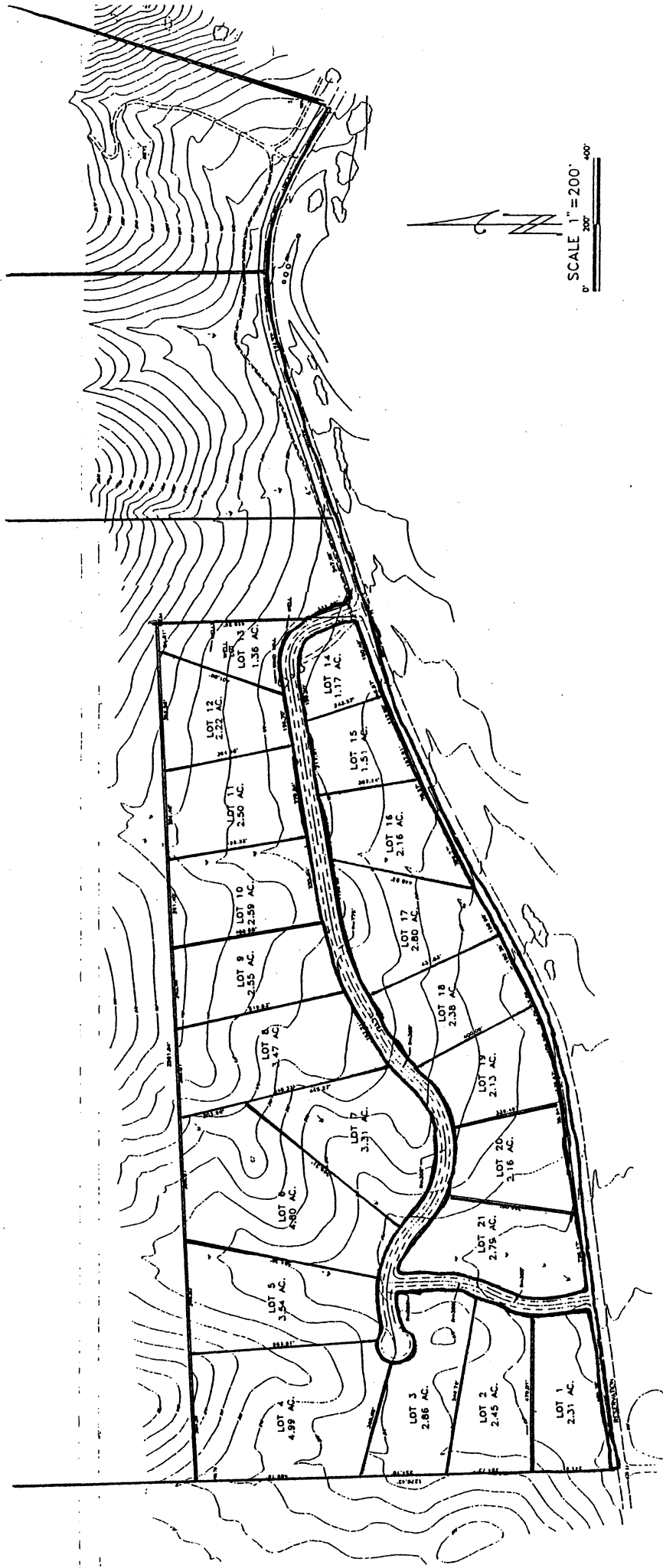
d. Vegetation removal requirements:

- (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.





**TENTATIVE
SUBDIVISION MAP
TM 741 / PSR 99-011
S.P.R.C. Exhibit "A"
Sheet 1 of 2**



**TENTATIVE
SUBDIVISION MAP
TM 741 / PSR 99-011
S.P.R.C. Exhibit "A"
Sheet 2 of 2**



**Tulare County
Health & Human Services Agency**

C. Brian Haddix, CAO

Kristin Bennett, Interim HHSA Director

Community Services Branch ■ Ray Bullick, Assistant Director

November 1, 2006

BEVERLY CATES
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA, CA 93277

Re: Minor Revision, TM 741 - Hosfeldt

Dear Ms. Cates:

This office has reviewed the above referenced matter. Based upon our review, we have no comments or recommendations for this project at this time.

Sincerely,

A handwritten signature in cursive script that reads "Sabine T. Geaney".

Sabine T. Geaney
Environmental Health Specialist III
Environmental Health Services