



**RESOURCE  
MANAGEMENT AGENCY  
COUNTY OF TULARE  
AGENDA ITEM**

**BOARD OF SUPERVISORS**

ALLEN ISHIDA  
District One

PETE VANDER POEL  
District Two

PHILLIP A. COX  
District Three

J. STEVEN WORTHLEY  
District Four

MIKE ENNIS  
District Five

**AGENDA DATE:** July 9, 2013

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 checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010

**SUBJECT:** Final Map for Subdivision Tract No. 826

**REQUEST(S):**

That the Board of Supervisors:

1. Approve the final map for Subdivision Tract No. 826 located at the northwest corner of Avenue 224 and Road 28 west of Tulare; and
2. Accept the road right of way dedication for Subdivision Tract No. 826 as shown on the final map.

**SUMMARY:**

The subdivider of Subdivision Tract No. 826 is the H. P. Anderson Trust (Henry P. Anderson and James Douglas Anderson, Trustees). The tentative map for this subdivision was conditionally approved by the Planning Commission on April 30, 2013.

Subdivision Tract No. 826 is a division of Lot 5 of Tract Map No. 747. Ordinarily, under the Subdivision Map Act, a tentative subdivision map applies when the proposed division of land results in five or more lots. When a proposed division is four or fewer, a parcel map is required.

Applying the subdivision history to this case, the proposed division would not be eligible for a parcel map since successive division of the same land by the same or related owners have occurred; in which case, all lots within the successive divisions of the subject property must be counted to determine the appropriate map. The number of lots in the preceding division (Tract 747) must be counted together, thereby requiring a tentative subdivision map in this case.

**SUBJECT:** Final Map for Subdivision Tract No. 826

**DATE:** July 9, 2013

Subdivision Tract No. 826 is a division of a 183 acres parcel into four lots located at the northwest corner of Avenue 224 and Road 28 west of Tulare. There are no required public improvements associated with subdivision. No new roads will accepted into the County road system as Avenue 224 and Road 28 are County maintained roads.

The County Surveyor has determined that the final map for Subdivision Tract No. 826 is in conformance with the Subdivision Map Act, local ordinances, and 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 noncompliance, the County is obligated to approve the final map for this subdivision.

**FISCAL IMPACT/FINANCING:**

No net cost to the County will be incurred as a result of the requested action.

**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 Tract No. 826 encourages growth consistent with the County's General Plan.

**ADMINISTRATIVE SIGN-OFF:**

**Britt L. Fussel**

Digitally signed by Britt L. Fussel  
DN: cn=Britt L. Fussel, o, ou=RMA,  
email=bfussel@co.tulare.ca.us, c=US  
Date: 2013.06.20 11:57:12 -0700'

**6/20/13**

Britt L. Fussel, P.E. Date  
Assistant Director—Public Works  
County Surveyor

BLF:

Cc: Auditor-Controller  
County Counsel  
County Administrative Office (2)

Attachment(s) Attachment A – Vicinity Map  
Attachment B - Tract Map 826 Final Map

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

IN THE MATTER OF FINAL MAP FOR )  
SUBDIVISION TRACT NO. 826 ) Resolution No. \_\_\_\_\_

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE BOARD  
OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JULY 9, 2013, BY THE  
FOLLOWING VOTE:

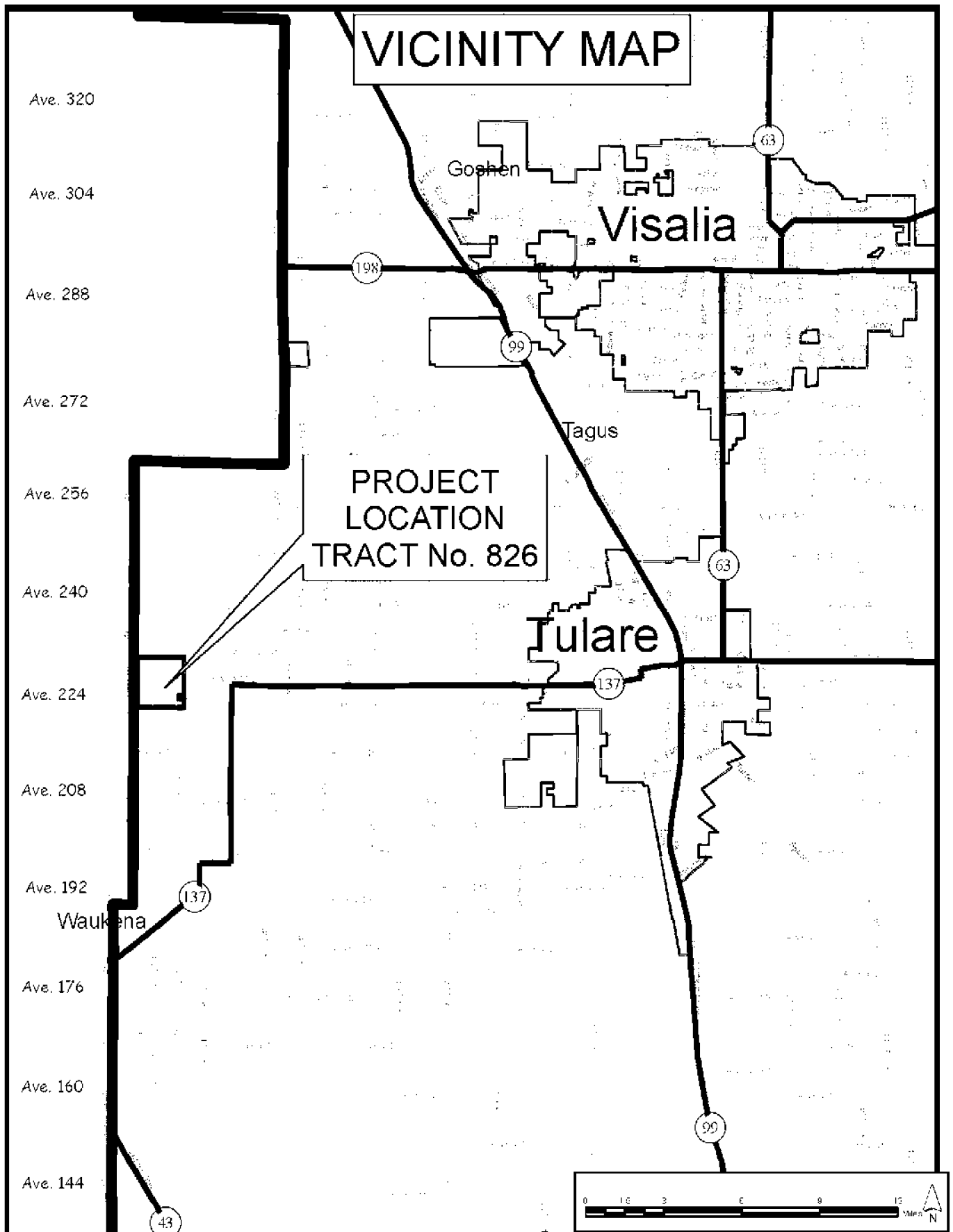
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

BY: \_\_\_\_\_  
Deputy Clerk

\*\*\*\*\*

1. Approved the final map for Subdivision Tract No. 826 located at the northwest corner of Avenue 224 and Road 28 west of Tulare; and
2. Accepted the road right of way dedication for Subdivision Tract No. 826 as shown on the final map.





D. 826

RECORDED IN VOLUME 30 OF  
STEWART'S SUBDIVISION MAPS  
IN COUNTY OF CALIFORNIA

APRIL 2013



PREPARED BY

ZORAN NOVAK, STE A  
P.O. BOX 280  
ASOLA, CALIFORNIA  
95822-0280  
TEL 916-222-2922  
FAX 916-222-2925

4ACREERS

# TRACT NO. 1

BEING A DIVISION OF LOT 5 OF TRACT NO. 74  
MAPS SIX PAGE 44, 1,  
23 EAST, MAP DRAWN IN THE COUNTY OF CALIFORNIA

PREPARED FOR  
"ANDERSON TRUST"  
91 NORTH "ONE'S SQUARE"  
TURBINE CA 95074



### LEGEND

- ▲ EASEMENTS ACCEPTED PER SECTION 314.614 OF THE CALIFORNIA CIVIL CODE.
  - SET POINTS FOR THE PROPERTY.
  - ROUNDABOUT MARKING TO BE USED IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE SECTION 212.002.
  - ☐ EASEMENTS TO BE SET IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE SECTION 212.002.
- UNIT OF MEASUREMENT:**  
ALL DIMENSIONS ARE IN FEET AND INCHES (1" = 1/12').  
ALL ANGLES ARE IN DEGREES AND MINUTES.
- NOTES:**  
1. THIS MAP IS THE PROPERTY OF THE DRAFTER AND WILL BE RETURNED TO THE DRAFTER UPON REQUEST.  
2. THIS MAP IS TO BE USED AS A REFERENCE ONLY AND DOES NOT REPRESENT A LEGAL INSTRUMENT.

