



**RESOURCE MANAGEMENT
AGENCY
COUNTY OF TULARE
PLANNING COMMISSION
SUMMARY**

5961 S. Mooney
Blvd
Visalia, CA 93277
624-7000 Phone
615-3002 Fax

PLANNING COMMISSION

CHAIRMAN: Wayne O. Millies
VICE-CHAIR: Carlos Aleman

COMMISSIONERS:

Gil Aguilar
Bill Whitlatch
Wayne O. Millies
Ed Dias
Terren Brown
Dennis Lehman
Christopher Launer

**AIRPORT LAND USE COMMISSIONERS
(ALUC)**

Bill Whitlatch
Matthew Stoll

Project Number: Tentative Parcel Map No. PPM 24-041	Agenda Date:	10/23/2024
Applicants: Anthony P. Usas	Agenda Item Number:	4E
Agent: California Land Surveying	AGENDA ITEM TYPE	
Subject: Tentative Parcel Map No. PPM 24-041 to divide one parcel containing 2.72 acres into two parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres in the R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone located at 45841 Sierra Drive, on the north side of State Hwy 198 (Sierra Drive), Three Rivers, CA (APN: 069-060-037) . Final Map: Required. Exceptions: N/A. Environmental Review: Commonsense Exemption: Title 14, Cal. Code Regulations Section 15061 (b) (3), Common Sense Rule. Motion(s): One Motion Contact Person: Nebeyu D. Menkir	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	X
	Continued Public Hearing	
	Discussion	
	ACTION REQUESTED	
	Resolution – Board of Supervisors	
	Resolution – Planning Commission	X
	Decision - Director	

RECOMMENDATIONS:

That the Planning Commission:

1. Hold a public hearing
2. Approve a Commonsense Exemption consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3) pertaining to the Commonsense Rule, **and** conditionally approve Tentative Parcel Map No. PPM 24-041 with a final map required.

PLANNING COMMISSION ALTERNATIVES:

Alternative No. 1: Move to approve, subject to modifications as discussed by the Planning Commission

Alternative No. 2: Move to deny

Alternative No. 3: Refer back to Staff for further study and report

Alternative No. 4: Continue the public hearing to a date certain

PROJECT OVERVIEW:

Commonsense Exemption and conditional approval of a Tentative Parcel Map No. PPM 24-041, requested by Anthony P. Usas, 45841 Sierra Dr. Unit A, Three Rivers, CA 93271 (agent: California Land Surveying, P.O.Box 1175, Three Rivers, CA 93271) to allow the division of one parcel containing 2.72 acres into two (2) parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres in the R-A-43 (Rural

SUBJECT: PPM 24-041 ANTHONY P. USAS

Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone located on the north side of State Hwy 198 (Sierra Drive), Three Rivers, CA (APN: 069-060-037).

ENVIRONMENTAL SUMMARY:

Commonsense Exemption consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3) pertaining to the Commonsense Rule. This tentative parcel map is compatible with this exemption because the activity in question may have no significant effect on the environment and will not make any physical changes to the environment but will only result in the creation of two (2) parcels.

ENTITLEMENT(S):

The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance. The R-A-43 zone allows division of land by right when the division creates a parcel greater than 43,000 sq. ft. area.

GENERAL PLAN CONSISTENCY:

The subject site is located within the Three Rivers Urban Development Boundary and the Land Use Designation is “Kaweah River Floodway” and subcategory “Resource Conservation”. Currently, the Parcel contains a domestic well and a Pump house that serves adjacent property. The “Resource Conservation” designation protects open space lands for watershed preservation and outdoor recreation. The Tentative Parcel Map is consistent with relevant policies of the Tulare County General Plan, including Planning Framework Element Goal No. 1; Land Use Element Goals 1 and 4; Economic Development Goal 4; Health and Safety Element Goals 5 and 6; and Public Facilities and Services Element Goals 2, 3 and 7; and Foothill Growth Management Plan Goal 6.

ZONING

The subject site has two zones R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone. Per Section 4 the R-A zone is used for Single family residential purposes. And per Section 14.7 the F-1 Zone allows by right uses such as agriculture, parking lots, and one non-expandable recreation vehicle that shall be removed during the months of December through April. The proposal is in compliance with all zoning regulations applicable to the subject property.

PROJECT SUMMARY:

This division of land would create two parcels from the original 2.72 acres into two parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres. The subject site is within Flood Hazard Zones X, X (0.2 percent chance flood), and AE. A portion of the subject site is located in the FEMA regulatory floodway of the Kaweah River and a portion is located in the Kaweah River designated floodway of The Central Valley Flood Protection Board.

The subject property is within the State Responsibility Area (SRA). The Fire Department requires 20-foot-wide all-weather access and posted addresses. Future construction shall meet 2022 or newer California Fire Code requirements for fire flow.

PUBLIC NOTICE:

Government Code §65009(b) requires the County to include in any public notice pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: “If

SUBJECT: PPM 24-041 ANTHONY P. USAS

you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of Tulare at, or prior to, the public hearing.”

Nebeyu D. Menkir

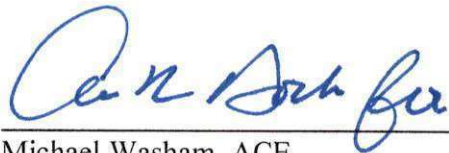
Nebeyu D. Menkir, Planner I
Project Processing Division
Economic Development & Planning Branch



Aaron R. Bock, MCRP, JD, LEED AP
Assistant Director
Economic Development & Planning Branch



Gary Mills, Chief Planner
Environmental Planning Division
Economic Development & Planning Branch



Michael Washam, ACE
Associate Director
Resource Management Agency

ATTACHMENTS:

- Attachment No. 1 – Draft Resolution approving PPM 24-041
 - Exhibit “A” – Site Plan
 - Exhibit “B” – Right to Farm Notice
- Attachment No. 2 – Parcel Map Fact Sheet
- Attachment No. 3 – Graphics
- Attachment No. 4 – Consulting Agency List and Correspondence
- Attachment No. 5 – Location and Property Ownership Map for Hearing Notification
- Attachment No. 6 – Public Hearing Notice
- Attachment No. 7 – Notice of Exemption

ATTACHEMENT No. 1

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)	
PARCEL MAP NO. PPM 24-041)	RESOLUTION NO. DRAFT
WITH A FINAL MAP REQUIRED)	
FOR ANTHONY P. USAS)	

Resolution of the Planning Commission of the County of Tulare accepting the Commonsense exemption as the appropriate environmental determination and conditionally approving Tentative Parcel Map No. PPM 24-041, submitted by property owner Anthony P. Usas, 45841 Sierra Dr. Unit A, Three Rivers, CA 93271 (agent: California Land Surveying, P.O.Box 1175, Three Rivers, CA 93271); to allow the division of one parcel containing 2.72 acres into two (2) parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres in the R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone with a final map required. The subject site is located within the Three Rivers Urban Development Boundary and the Land Use Designation is “Kaweah River Floodway” and subcategory “Resource Conservation”. The site is located at 45841 Sierra Drive, on the north side of State Hwy 198, Three Rivers, CA. (APN: 069-060-037)

WHEREAS, the Planning Commission has given public notice of the proposed tentative parcel map as provided in Section 7-01-2305 of the Ordinance Code of Tulare County; and

WHEREAS, the Planning Commission considered the staff report and found the facts and findings contained therein to be essentially true and correct; and

WHEREAS, all attached exhibits are incorporated by reference herein; and

WHEREAS, a filing of a Final Map is required; and

WHEREAS, on October 9, a Notice of Public Hearing by the Tulare County Planning Commission were duly published in the Exeter Sun-Gazette, a newspaper of general circulation in Tulare County, to consider the proposed Project; and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on October 23, 2024; and

WHEREAS, at that meeting of the Planning Commission, public testimony was { } received in support of or in opposition to the proposal, and

NOW, THEREFORE, BE IT RESOLVED that this Commission hereby adopts the following findings with regard to this matter:

A. This Planning Commission hereby finds said parcel map to be Commonsense exempt from the California Environmental Quality Act and the State Guidelines for the Implementation of the

California Environmental Quality Act of 1970, as amended, pursuant to Title 14, Cal. Code Regulation, Section 15061 (b) (3) pertaining to the Commonsense Rule.

B. This Planning Commission hereby adopts the following findings of fact as to the reasons for approval of this application:

1. The proposal is for the acceptance of the Commonsense exemption as the appropriate environmental determination and conditionally approving Tentative Parcel Map No. PPM 24-041 that will create two (2) new parcels from the original 2.72-acre, Parcel 1= 1.03-acre and Parcel 2= 1.9-acre in the R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) zone. The subject site is located within the Three Rivers Urban Development Boundary and the Land Use Designation is “Kaweah River Floodway” and subcategory “Resource Conservation”. The “Resource Conservation” designation protects open space lands for watershed preservation and outdoor recreation. The site is located at 45841 Sierra Drive, on the north side of State Hwy 198, Three Rivers, CA. (APN: 069-060-037)
2. The proposed Tentative Parcel Map is consistent with relevant policies of the Tulare County General Plan, including Planning Framework Goal No. 1, Land Use Goal No. 1, and Community Plan Policies 3 and 5.
3. The subject site has two zones R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone. Per Section 4 of the Tulare County Zoning Ordinance (TCZO) the R-A zone is used for Single family residential purposes. And per Section 14.7 the F-1 Zone allows by right uses such as agriculture, parking lots, and one non-expandable recreation vehicle that shall be removed during the months of December through April. The site contains a domestic well and a Pump house that serves adjacent parcel. The site plan submitted does indicate the location of all structures.
4. The property is within the State Responsibility Area (SRA) and the Fire Department requires 20-foot-wide all-weather access and posted addresses. The Fire Department specify conditions of approval. Future construction shall meet 2022 or newer California Fire Code requirements for fire flow.
5. The Planning Commission, after consideration of all evidence presented, found that approval of said parcel map will promote the orderly growth of the unincorporated portions of the County and will assure the health, safety, and welfare of the people of the County.
6. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution No. 2010-2927 a Notice of Intent to Collect Tulare County Public Facilities Fees, also known as Developer Impact Fees; therefore, new development may be subject to County Development Impact Fees.
7. The applicant(s), at their sole cost and expense, shall defend, indemnify and hold

harmless the County of Tulare, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Tentative Parcel Map No. PPM 24-041; or, at its election and in the alternative, shall relinquish such approval. The applicant(s) shall assume the defense of the County in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant(s), but subject to the County's reasonable approvals. The applicant shall also reimburse the County, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorney's fees with the County, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The County may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant(s) of their obligations under this condition.

C. The Secretary of the Planning Commission is hereby directed to file this resolution and the Site Plan of the Tentative Parcel Map, which is attached hereto as Exhibit "A" for the record with the Recorder of the County of Tulare, pursuant to Section 7-01-2365.

AND, BE IT FURTHER RESOLVED THAT:

D. The Planning Commission hereby finds said parcel map to be Common sense exempt from the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3) pertaining to the Commonsense Rule.

E. The Planning Commission hereby approves Tentative Parcel Map No. PPM 24-041, with the requirement to file a Final Map, in accordance with County Subdivision Ordinance Sections 7-01-2360 through 7-01-2370 and subject to the following conditions:

GENERAL CONDITIONS

1. Failure to cause the recording of a final parcel map, an approved or conditionally approved tentative parcel map within two (2) years after the date of its approval or conditional approval shall cause the parcel map to expire, in accordance with the Tulare County Subdivision Ordinance. However, upon application by the owner or his authorized agent, the time at which the approval of final parcel map expires may be extended for a period or periods not exceeding a total of five years by the Planning Commission.
2. The property owners shall sign and return to the Tulare County Resource Management Agency the Right to Farm Notice so this office can record the Notice along with the Resolution (Exhibit "B").
3. This Parcel Map shall automatically become null and void two (2) years after the date upon which it is granted by the Planning Commission, unless the applicant, or his/her

successor, has actually commenced the use or variance authorized by the permit within said two-year period. The Planning Commission may grant one or more extensions of said two-year time, upon request by the applicant.

4. This Parcel Map will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission and until the applicant, at his own expense, has executed and filed with the County Recorder, a certified copy of the decision of the Planning Commission granting said variance with a duly authorized acceptance, in the form approved by the County Counsel, endorsed thereon.

ENVIRONMENTAL HEALTH AND SAFETY SERVICES DEPARTMENT CONDITIONS

5. The Applicant shall ensure that any and all existing septic system components, (septic tanks, leach lines, etc.) remain on the same parcel as the existing structures the system will serve. Septic system components may not cross existing or proposed property lines.

PUBLIC WORKS/ENGINEERING BRANCH CONDITIONS

6. **Flood Information:** The following flood zone information is based on our interpretation of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map for Community Number 065066 dated June 16, 2009, Panel No.s 1677 and 1681. Parcel 1 (west of Globe Drive) is located within Zones AE, Shaded Zone X, FEMA regulatory floodway, and Central Valley Flood Protection Board (CVFPB) designated floodway. Parcels 2, 3, and 4 are in a Zone X. An elevation certificate and associated flood hazard mitigation measures will be required on all proposed buildings within a FEMA Zone AE. Construction of buildings within a shaded Zone X (0.2 percent chance flood) require no specific flood mitigation measures, however, it is recommended that all finished floor levels be elevated one (1) foot above adjacent natural ground.
7. Parcel 1 of the subject site is partially located within the boundaries the FEMA regulatory floodway of Tule River. A regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations, but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur or identify the need to adopt a floodway if adequate information is available.

8. All of Parcel 1 is located within the boundaries the Tule River designated floodway of The Central Valley Flood Protection Board (CVFPB). An encroachment permit shall be required from The CVFPB for the construction of any type of work within the designated floodway. This includes the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment or works of any kind; also including the planting, excavation, or removal of vegetation, as well as repairs or maintenance thereof. The CVFPB has stated that they have a firm stance on not allowing any structures within their designated floodways.
9. **Right-of-way Information:** The proposed parcels lie on the east and west side of Globe Drive. The existing right of way on Globe Drive is 40 feet (20 feet on the west side and 20 feet on the east side). Ultimate right of way on Globe Drive is 60 feet. No additional right-of-way dedications are required pursuant to Ordinance Code section 7-01-2215 for any parcel to be created which will have an area of ten acres or more.
10. **Road Information:** According to the county's-maintained mileage maps, Globe drive is a county-maintained road. Based on the 2024 Pavement Management System database, the existing pavement width on Globe Drive is 19.2 feet. The pavement type on Globe Drive is asphalt concrete.

FIRE DEPARTMENT CONDITIONS

11. SRA area lands are required to adhere to all California Title 14 standards.
12. Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street.
13. All-weather (2" crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance.
14. Any existing structures must adhere to the minimum separation of buildings as the Ca. Building code 705.2.3 & 705.5.
15. Any new commercial or residential construction permits in the future. Tulare County Fire Department will impose the current adopted Title 24 Code requirements at time of building permit.
16. Any new commercial or residential construction permits in the future will have to meet 2022 or newer California Fire Code Appendix B requirements for fire flow or NFPA 1142 for urban water supply.

The foregoing resolution was adopted upon motion of Commissioner Carlos Aleman, seconded by Commissioner Dennis Lehman, at a regular meeting of the Planning Commission on October 23,

2024, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

Michael Washam, Secretary

EXHIBIT "B"

RIGHT TO FARM NOTICE

PPM 24-041 ANTHONY P. USAS

In accordance with Section 7-29-1070(a) of the Tulare County Ordinance Code; and as a condition of approval of the above-referenced use permit, parcel map, subdivision map or mining and reclamation plan, the undersigned hereby acknowledges 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 three years if it was not a nuisance at the time it began.

Dated: _____

(Signature)

(Print Name)

Dated: _____

(Signature)

(Print Name)

Dated: _____

(Signature)

(Print Name)

ATTACHMENT NO. 2
TENTATIVE PARCEL MAP FACT SHEET
PPM 24-041 – ANTHONY P. USAS

Divide 2.72 acres into two parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres in the R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone located at 45841 Sierra Drive, on the north side of State Hwy 198 (Sierra Drive), Three Rivers, CA (APN: 069-060-037)

I. General Plan

1. Land Use Element: Three Rivers Urban Development Boundary (UDB)
2. Land Use Designation: "Kaweah River Floodplain"
3. Compliance:

a. Land Use Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
b. Circulation Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
c. Noise Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
d. Open Space Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
e. Safety Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
f. Housing Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
g. Conservation Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
4. Urban Boundaries Element:

Outside UAB/UDB	<input type="checkbox"/>	Inside UAB	<input type="checkbox"/>	Inside UDB	<input checked="" type="checkbox"/>
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5. Airport Land Use Area

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Consistent with the policies of the Tulare County "Comprehensive Airport Land Use Plan."					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

II. Zoning (Note: special overlay i.e., PD, SR, Airport Impact, Etc.)

1. Site: The subject site has two zones R-A-43 Zone and F-1 (Primary Flood Plain) Zone. The site contains a domestic well and a Pump house that serves adjacent parcel. The site plan submitted does indicate the location of all of the structures.

APN(s): 069-060-037

2. Surrounding Area: South of the subject site is R-A-43(Rural Residential minimum 43,000 sq. ft.), 200 feet southwest is AE-80 (Exclusive Agricultural-minimum 80 acre), 840 feet west is R-A-217(Rural Residential minimum 217,000 sq. ft.), and F-1 (Primary Flood Plain) and the Kaweah River is on the north side of the subject site. There are scattered homes around the surrounding.
3. Compliance: Yes ☒ No ☐
The R-A-43 zone allows division of land by right when the division creates a parcel greater than 43,000 sq. ft. area allowed in the zone. This division of land would create two parcels from the original 2.72 acres into two parcels: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres.

III. Subdivision Ordinance

1. Exception: Yes ☐ No ☒ N/A ☐
Exception is not required.
Meets Findings for Approval: Yes ☒ No ☐
2. Final Map Waiver:
Not Applicable ☒ Recommended ☐ Meets Findings for Approval ☐

IV. Environmental Setting

1. Topographical Features:
Slope: <10% ☒ 10% - 20% ☒ 20% - 30% ☒
2. Water Courses: Vista Coarse Sandy Loam, 15 To 30 Percent Slopes

3. Flood Zone: The subject site is located within AE and X zones.
4. Ground Water Table: N/A
5. Archaeological: N/A

V. Reports/Studies (If required, see attached)

- | | | | | |
|-----------------------------|--------|-------------------------------------|----------|--------------------------|
| 1. Geological/Hydrological: | Waived | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 2. Biotic: | N/A | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 3. Traffic: | N/A | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 4. Archaeological: Required | N/A | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 5. Other: _____ | N/A | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |

VI. Agricultural Preserve:

APN: 069-060-037

Agricultural Preserve

AP No. _____

FNR Required

PNR Previously Filed

Contract Amendment

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Contract No.	_____		
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

(Expiration Date _____)

VII. Parcel Information:

Parcel Creation (when/how existing parcels were created):

The parcel was created by tentative parcel map PPM 78-341.

Building Permits: None

1. Were Parcels created inside or outside UDB/UAB? ☒ Inside ☐ Outside

2. Previous Parcel Activity/Permits:

Land use permit: None

Building Permits: None.

3. Access to Parcels: ☒ Direct: State Hwy 198 (Sierra Drive).
☐ Indirect:

4. Water Source: ☒ Domestic Well: Existing domestic well (shown on the site plan submitted).
☐ Irrigation Well:
☐ District: _____ Will Serve Letter on File ☐
☐ Community System:
☐ Private Water Co. _____

5. Sewage Disposal: ☒ Septic Tank-Leach Line System: None
☐ District _____ Will Serve Letter on File ☐
☐ Other _____

6. Fire Protection: Tulare County Fire Station – Fire zone 1; SRA Zone.

7. Police Protection: Tulare County Sheriff – Headquarters

8. Public Utilities: N/A

9. Environmental Determination: ☒ Exempt:

VIII. SUBSEQUENT ACTIONS:

1. Appeals:

The Planning Commission's decision for approval or denial of the Tentative Parcel Map is final unless the decision is appealed to the Board of Supervisors within ten (10) calendar days after the decision. Said appeal shall be in writing and shall specifically set forth the project case number and the reasons for the appeal and shall be

accompanied by the appropriate appeals filing fee. The appeal letter should be sent to the Tulare County Board of Supervisors, 2800 West Burrel Avenue, Visalia, CA. 93291.

2. Taxes:

The final map or the resolution of the Planning Commission approving the tentative parcel map and waiving the requirement for the filing and approval of the final parcel map cannot be recorded to divide the property for which taxes or special assessments are due and payable and/or are delinquent. In such cases, the taxes or special assessments must be paid before the map or resolution can be recorded. In addition, please be advised that the Tulare County Subdivision Ordinance, pursuant to the State Map Act, prohibits the recording of the map or resolution until the applicant files with the County Tax Collector a security deposit for the payment of property taxes or special assessments which are not yet due and payable.

3. School Impact Fees:

The subject site is located within the Lindsay Unified School District, which have implemented developer's fees for all assessable space for new residences and expansions to existing residences; and for chargeable covered and enclosed space for new commercial and industrial development pursuant to Government Code Section 53080. These fees are required to be paid prior to the issuance of any permit for the construction of new commercial or industrial structures, and/or installation or construction of new or expanded residential structures. [Please contact the TCRMA-Permits Center or the applicable school district(s) for the most current school fee amounts.]

NOTICE: Pursuant to Government Code Section 66020(d)(1), this will serve to notify you that the 90-day approval period, in which you may protest to the school district the imposition of fees or other payment identified above, will begin to run from the date on which they are paid to the school district(s) or to another public entity authorized to collect them on the district(s) behalf, or on which the building or installation permit for this project is issued, whichever is earlier.

4. Right to Farm Notice:

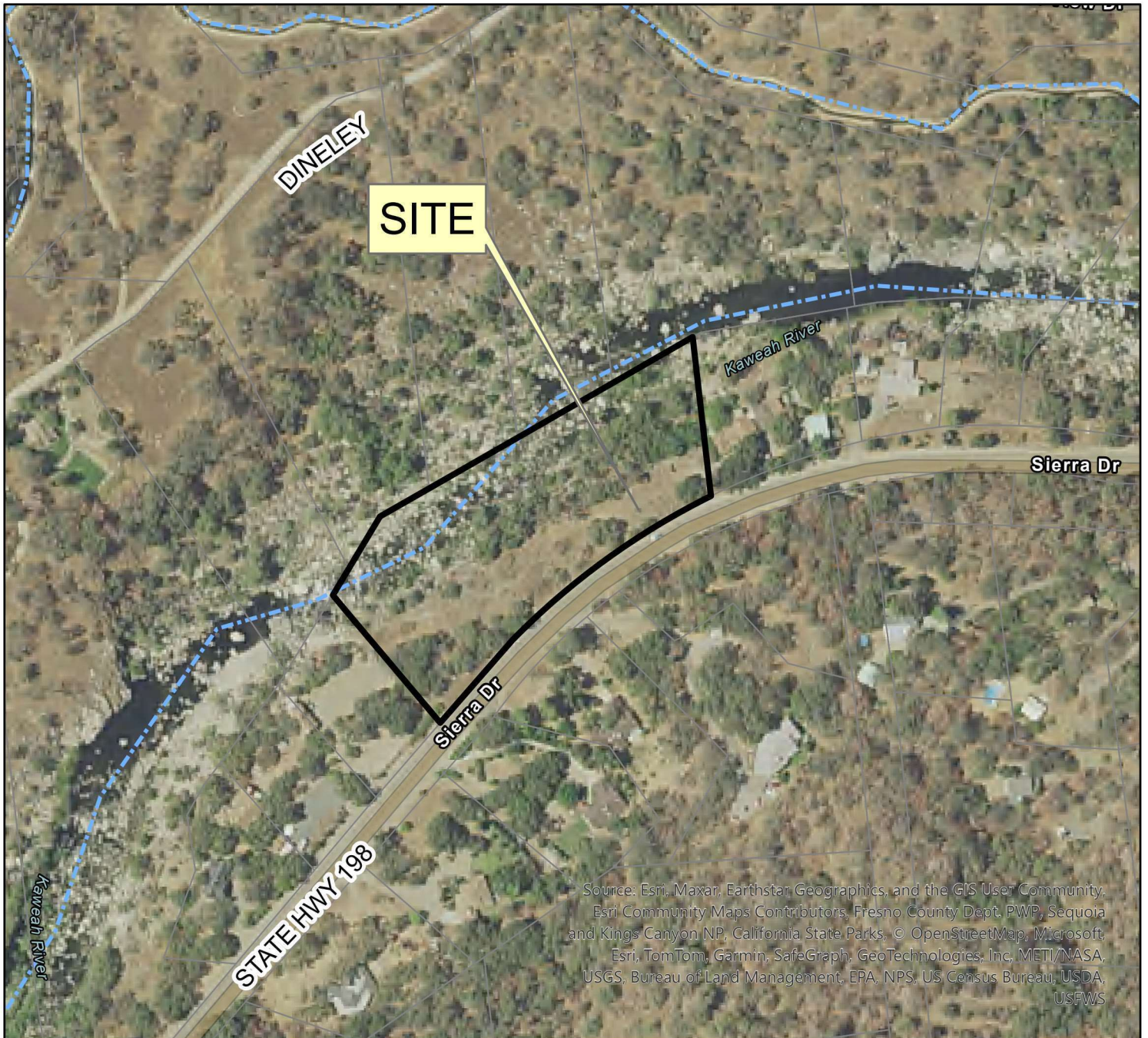
In accordance with Section 7905(a) of the Tulare County Ordinance Code, and as a condition of approval of the parcel map, a Right to Farm Notice shall be placed on the face of the final map, or a separate sheet shall be signed by the vested owners of the property and shall be returned to be recorded with the resolution approving a waiver of final map.

5. Storm Water Permit:

A General Construction Activity Storm Water Permit CAS000002 shall be required (prior to commencement of the construction) for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of more than five acres or which is less than five acres but is part of a larger common plan of development or sale. And, depending on the Standard Industrial Classification (SIC) Code of the final project, a General Permit No. CAS000001 for Discharges of Storm Water Associated With Industrial Activities may be required. A Notice of Intent (NOI) shall be obtained from and returned to: State Water Resources Control Board, Division of Water Quality, ATTN: Storm Water Permit Unit, P. O. Box 1977, Sacramento, CA 95812-1977 along with the appropriate annual fee. Permits shall be required until the construction is completed.

Oct. 2010/CB

Aerial Photograph for PPM 24-041



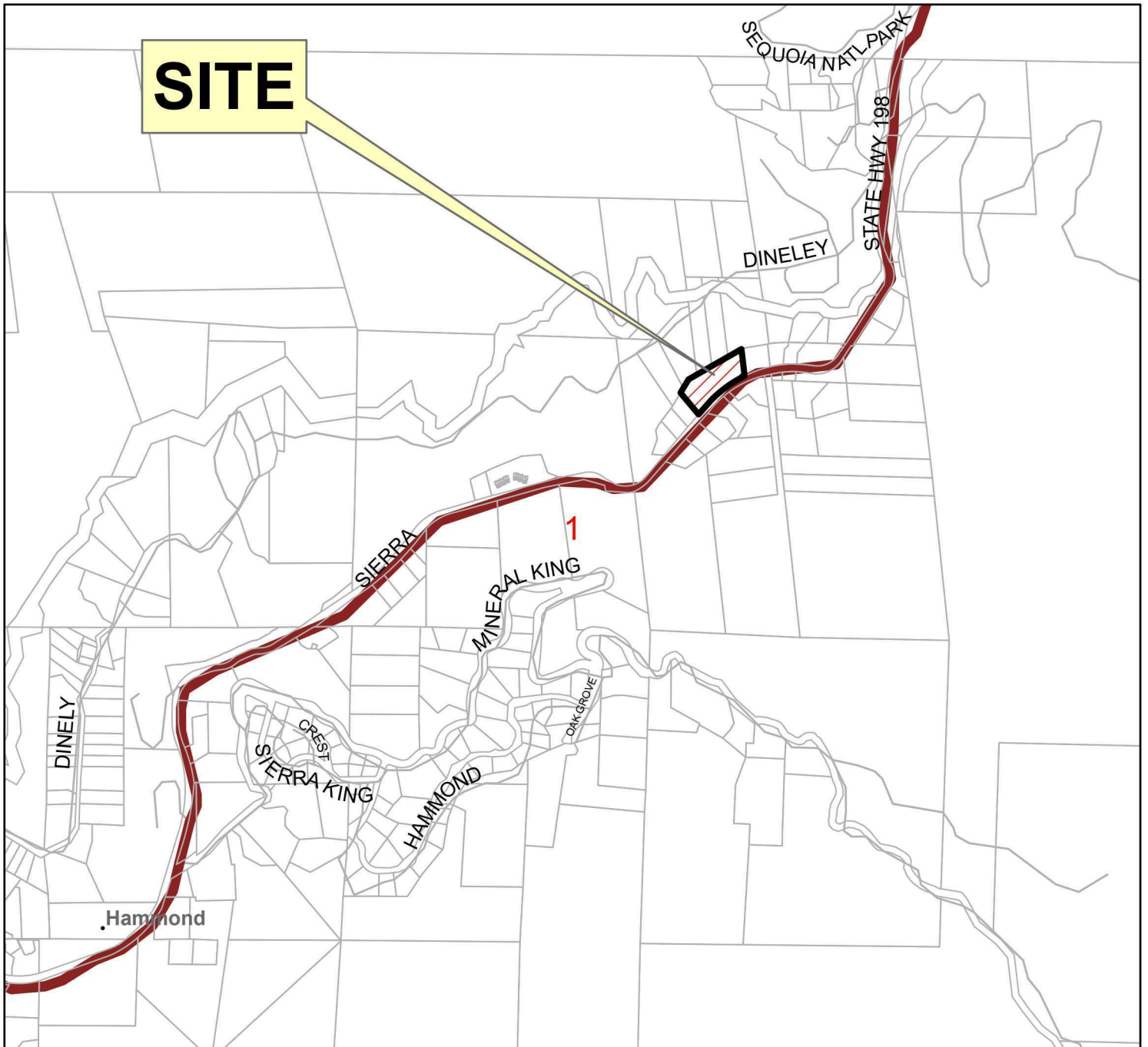
Owner: ANTHONY P. USAS
Applicant: SAME
Address: 45841 SIERRA DR. UNIT A
City, State, ZIP: THREE RIVERS, CA 93271
Supervisorial District: 4
Assessors Parcel: 069-060-037

0 100 200 300
Feet

Parcels
PPM 24-041



Vicinity Map for PPM 24-041



Supervisorial District: 5

-  Supervisorial Districts
-  Highways
-  Streets
-  Place Names
-  Parcels
-  PPM 24-041

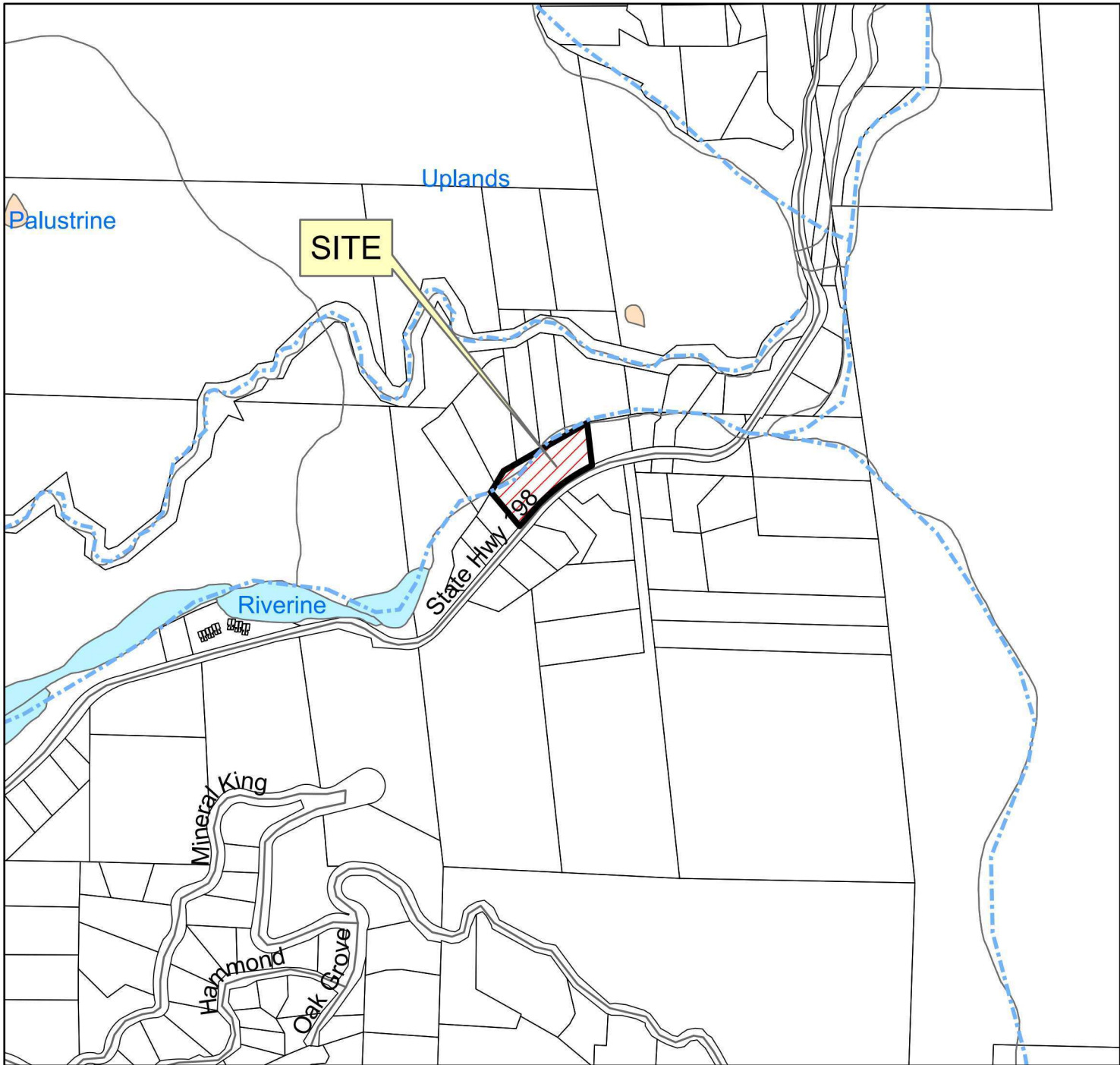
0 0.070.15 0.3
Miles











Wetlands Map

For

PPM 24-041



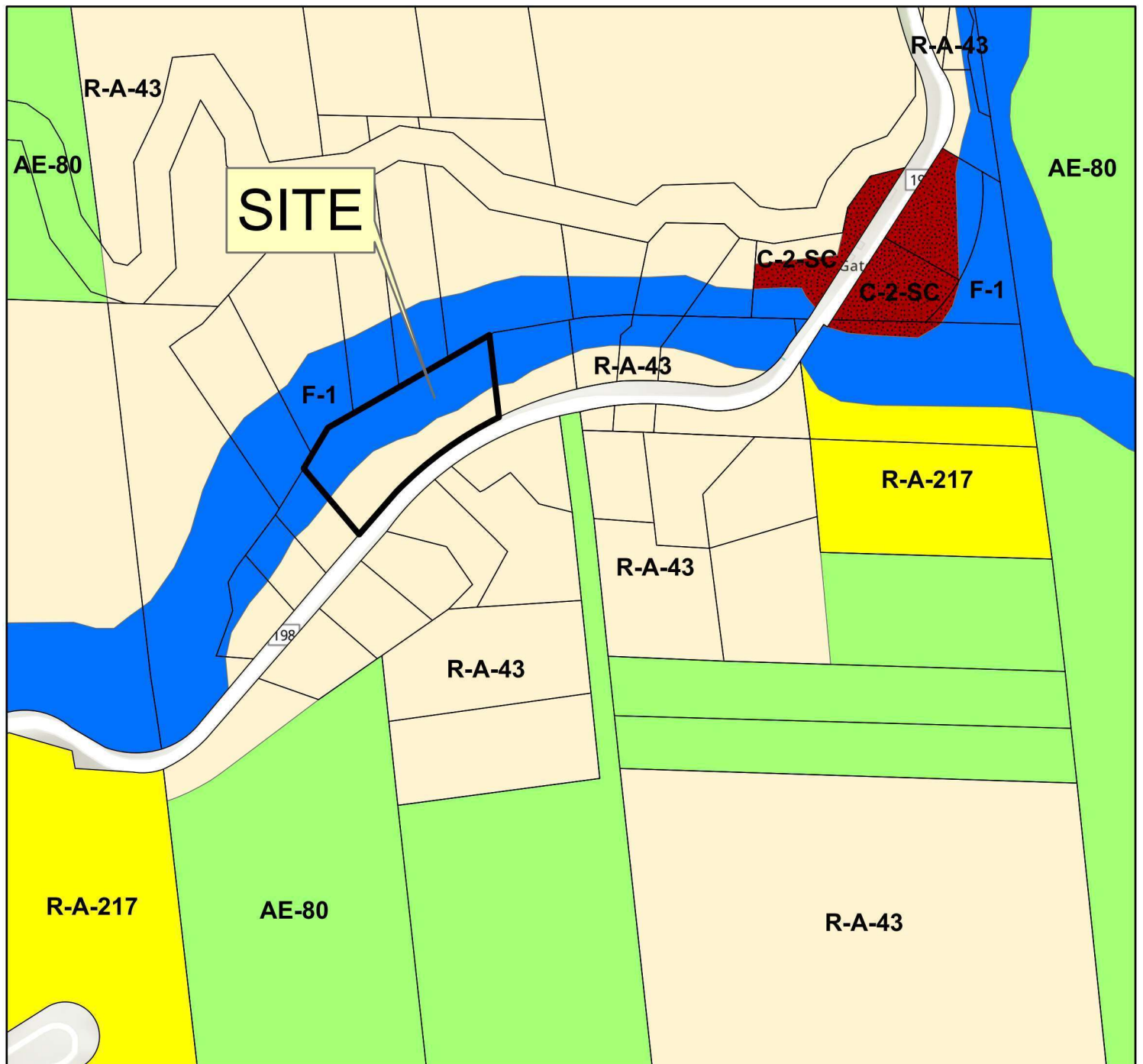
TYPE

- | | |
|--|--|
|  Uplands |  PPM 24-041 |
|  Lacustrine |  <all other values> |
|  No Data |  Parcels |
|  Palustrine | |
|  Riverine | |

0 0.1 0.2 Miles



Existing Zoning Map for PPM 24-041



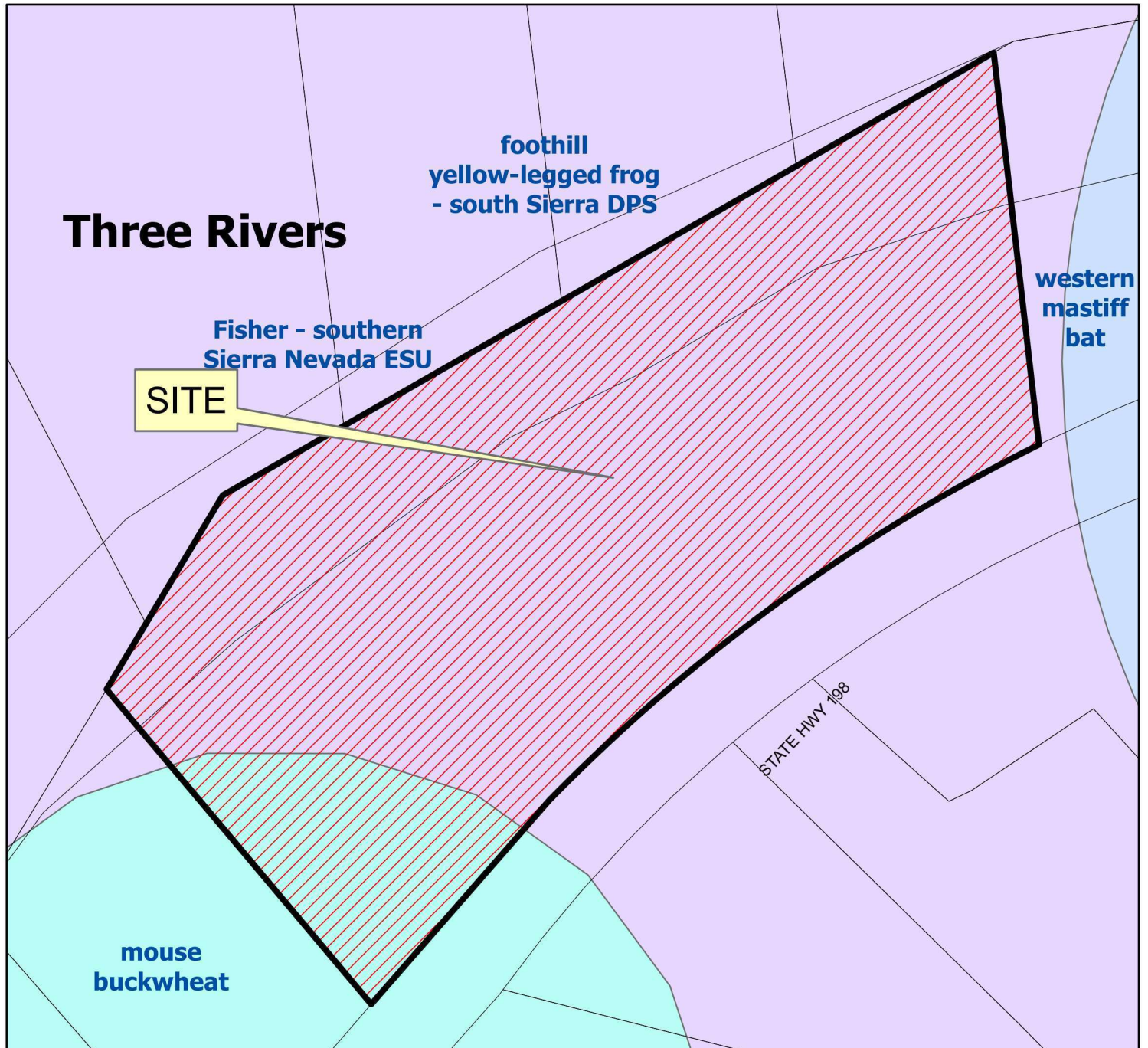
Owner: ANTHONY P. USAS
Applicant: SAME
Address: 45841 SIERRA DR. UNIT A
City, State, ZIP: THREE RIVERS, CA 93271
Supervisorial District: 4
Assessors Parcel: 069-060-037

0 250 500
Feet

ZONE		
AE-80	R-A-217	Parcels
C-2-SC	R-A-43	PPM 24-041



Species of Concern for PPM 24-041



Legend

0 0.01 0.02 Miles



CNDDDB (Aug 2024)

CNAME

Fisher - southern Sierra Nevada ESU

foothill yellow-legged frog - south Sierra DPS

mouse buckwheat

western mastiff bat

STREAMS

streets

Urban Development Boundaries

SITE

PPM 24-041

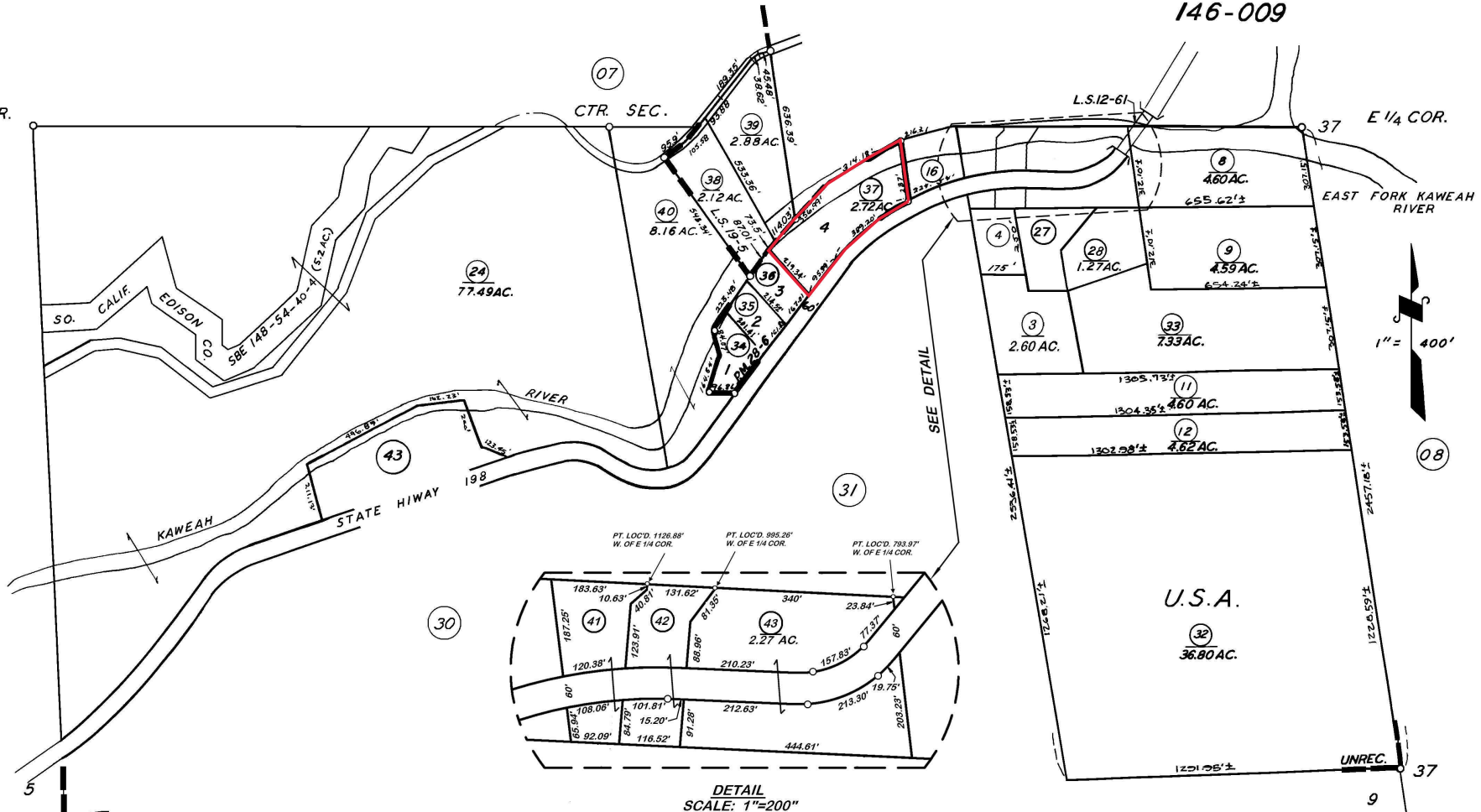
DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL
 PROPERTY ASSESSMENT PURPOSES
 ONLY. THE PARCELS SHOWN HEREON
 MAY NOT COMPLY WITH STATE AND
 LOCAL SUBDIVISION ORDINANCES. NO
 LIABILITY IS ASSUMED FOR THE USE
 OF THE INFORMATION HEREON.
 R & T CODE SEC. 327, 408.3, ETC.
 REVISED: 02/06/2024
 REASON: 2023-0058141
 CAD TECH: VRG

S 1/2 SEC. 4, T.17S., R.29E. M.D.B.&M.

TAX CODE AREA **069-06**
146-009

W 1/4 COR.

47



HUTH SURVEY, UNREC.
RECORD OF SURVEY, L.S. 12-61
POR. RECORD OF SURVEY, L.S. 19-5
PARCEL MAP NO. 27-05, P.M. 28-6

VICINITY OF THREE RIVERS
ASSESSOR'S MAPS BK. 069, PG. 06
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

123

ATTACHEMENT NO. 5
CASE NO. PPM 24-041 ANTHONY
CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

- ☐ Env Coordinator
- ☐ Airport Land Use Commission
- ☒ Co. Fire Chief
- ☒ H.H.S.A. - Environmental Health Services Division
- ☐ H.H.S.A. - HazMat Division
- ☐ R.M.A. - Building Division/Code Division
- ☐ R.M.A. - Building Services Division
- ☐ R.M.A. - Community Dev./Redevelopment Division
- ☒ R.M.A. - Engineering-Flood Control/Permits Division
- ☐ R.M.A. - Engineering-Solid Waste Division
- ☐ R.M.A. - General Services Division
- ☐ R.M.A. - Parks and Recreation Division
- ☐ R.M.A. - Transportation/Utilities Traffic Division
- ☐ Sheriff's Department - Visalia Headquarters
- ☐ Sheriff's Department -Orosi Substation
- ☐ Sheriff's Department -Pixley Substation
- ☐ Sheriff's Department -Porterville Substation
- ☐ Sheriff's Department-Traver Substation
- ☐ Supervisor _____.
- ☐ Tulare Co. Agricultural Commissioner
- ☒ Tulare Co. Assessor
- ☐ Tulare Co. Education Department

- ☒ _____ Tulare County Surveyors _____.

LOCAL AGENCIES

- ☐ _____ Irrigation Dist*
- ☐ _____ Pub Utility Dist*
- ☐ _____ Comm. Service Dist*
- ☐ Levee Dist. No 1*
- ☐ Levee Dist. No 2*
- ☐ _____ Town Council*
- ☐ _____ Elem. School Dist*
- ☐ _____ High School Dist*
- ☐ City of _____ *
- ☐ County of _____ *
- ☐ Tulare Lake Basin Water Storage Dist*
- ☐ _____ Advisory Council*
- ☐ _____ Fire District*
- ☐ _____ Mosquito Abatement*
- ☐ Tulare Lake Resource Cons. District*
- ☐ SJV Air Pollution Control Dist

FEDERAL AGENCIES

- ☐ Army Corps of Engineers
- ☐ Fish & Wildlife
- ☐ Bureau of Land Management
- ☐ Natural Resources Conservation Dist.
- ☐ Forest Service
- ☐ National Park Service
- ☐ _____.

STATE AGENCIES

- ☒ Caltrans Dist. 6*
- ☐ Dept of Fish & Game
- ☐ _____, DFG Area Biologist
- ☐ State Clearinghouse (15 copies)

- ☐ Alcoholic Beverage Control
- ☐ Housing & Community Development
- ☐ Reclamation Board
- ☐ Public Utilities Commission
- ☐ Dept. of Water Resources*
- ☐ Regional Water Quality Control Board - Dist. 5
- ☐ Water Resources Control Board*
- ☐ Dept. of Food & Agriculture
- ☐ State Lands Commission
- ☐ State Treasury Dept. - Office of Permits Assist.

- ☐ _____.
- ☐ State Department of Health
- ☐ U.C. Cooperative Extension

- ☐ Audubon Society - Condor Research

OTHER AGENCIES

- ☐ Native American Heritage Commission
- ☐ District Archaeologist (Bakersfield)
- ☐ TCAG (Tulare Co. Assoc. of Govts)
- ☐ LAFCo (Local Agency Formation Comm.)
- ☐ Pacific Bell (2 copies)
- ☐ GTE (General Telephone) (2 copies)
- ☐ P.G. & E. (2 copies)
- ☐ Edison International (2 copies)
- ☐ The Gas Company (2 copies)
- ☐ Tulare County Farm Bureau
- ☐ Archaeological Conservancy (Sacramento)

ATTACHEMENT NO. 6
NOTICE OF PUBLIC HEARING AND AVAILABILITY
OF ENVIRONMENTAL DOCUMENT

A **Commonsense Exemption** for **TENTATIVE PARCEL MAP No. PPM 24-041** has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd., Visalia, California 93277-9394 (559) 624-7000, (Monday – Friday: 9:00 am to 4:30 pm). For further information regarding this project, please call **Nebeyu D. Menkir** at **(559) 624-7183** or email at NMenkir@tularecounty.ca.gov Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

PROJECT: Zone Variance No. Tentative Parcel Map No. PPM 24-041 (Final Map)

APPLICANT/AGENT: Anthony P. Usas /California Land Surveying

LOCATION: 45841 Sierra Drive, on the north side of State Hwy 198 (Sierra Drive), Three Rivers, CA (APN: 069-060-037)

PROJECT DESCRIPTION: Tentative Parcel Map No. PPM 24-041 that would create two (2) parcels from the original 2.72-acre, Parcel 1= 1.03-acre and Parcel 2= 1.9-acre in the R-A-43 (Rural Residential minimum 43,000 sq. ft.) Zone and F-1 (Primary Flood Plain) Zone.

ENVIRONMENTAL DOCUMENT: Commonsense Exemption consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3), of the guidelines for Environmental Quality Act (CEQA Guidelines).

REVIEW PERIOD: 10 days until Monday, October 21, 2024, at 5:00 p.m.

PUBLIC HEARING: Planning Commission on Wednesday, October 23, 2024, at 9:00 a.m.

All meetings are currently held at the Board of Supervisors' Chambers, 2800 West Burrel Avenue, Visalia, California 93291. PLANNING COMMISSION meetings start at 9:00 a.m. All interested parties are invited to attend and be heard. Meeting Agendas, Documents, Live Broadcasts and Archived Recordings are available at the following link:

<https://tularecounty.ca.gov/rma/planning-building/planning-commission/>

For environmental questions, please call Gary Mills, Chief Environmental Planner at 624-7000. If you challenge the decision on any of the foregoing matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Tulare County Resource Management Agency, Economic Development and Planning Branch, within the review period described herein. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 624-7000 48-hours in advance of the meeting.

GARY MILLS, CHIEF ENVIRONMENTAL PLANNER
REED SCHENKE, ENVIRONMENTAL ASSESSMENT OFFICER

=====

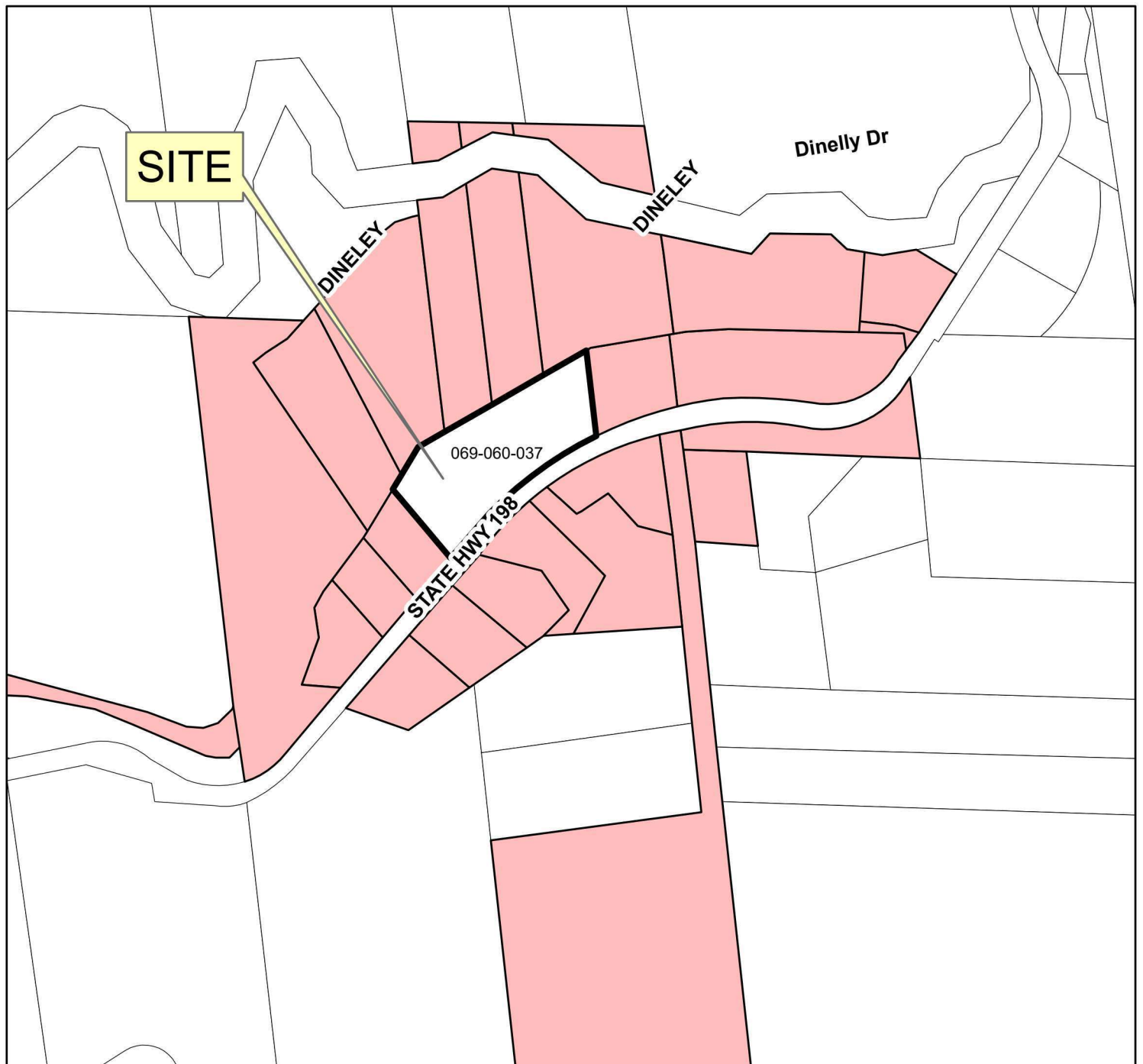
TO BE PUBLISHED ONCE ONLY ON: October 9, 2024

SEND BILL AND TEAR SHEET TO:

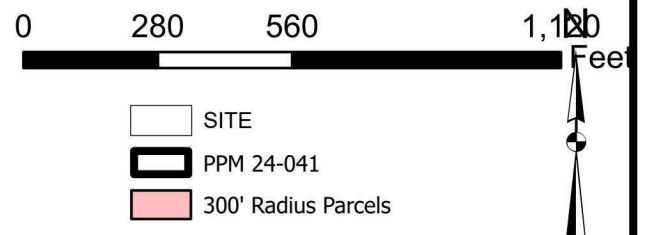
TUL. CO. RESOURCE MGMT., 5961 SOUTH MOONEY BLVD., VISALIA, CA 93277-9394

SEND TO: Sun Gazette

Location and Property Ownership Map for Hearing Notification for PPM 24-041



Owner: ANTHONY P. USAS
Address: 45841 SIERRA DRIVE, UNIT A
City, State, ZIP: THREE RIVERS, CA, 93271
Applicant: SAME
Supervisory District: 4
Assessors Parcel: 069-060-037



STROH WILLIAM & DENELLE P (TRS)
45845 SIERRA DR
THREE RIVERS CA 93271

CASTRO NONNA D
670 FALCON WAY
LIVERMORE CA 94551

POOLEY WILLIAM R & INGRID E (TRS)(WRP TR)
5445 SW 190th Ave
Beaverton OR 97078-3054

DOOSE PAUL R (TR)(PRD LEGACY TR)
625 PIER AVE APT 3
SANTA MONICA CA 90405-4552

VILLAVICENCIO ALAN
8642 MINERAL RD
LONGMONT CO 80503

BOIANO DANIEL & SAVANNAH MC CORMICK B
45622 Sierra Dr
Three Rivers CA 93271-9711

ROSE JOHN (CO TR)(2019 JR & LR FAM TR)
45678 SIERRA DR
THREE RIVERS CA 93271-9711

STANLEY DAVID MONROE
PO BOX 415
THREE RIVERS CA 93271

VIVO ROBERT S & SREY
5300 BEACH BLVD STE #110-524
BUENA PARK CA 90621

LISTAR ELLA M
PO Box 448
Three Rivers CA 93271-0448

BECKER JEFFREY B (TR)(F-B TR)
175 EL CIELITO RD
SANTA BARBARA CA 93105-2304

HARDWICK MARY E(TR)
4244 Del Monte Ave
San Diego CA 92107-3644

LEWIS JAMES D & SHEILA S
PO Box 335
Three Rivers CA 93271-0335

KELLEHER EDWARD P III
29619 N 143rd St
Scottsdale AZ 85262-5868

ATTACHEMENT NO. 7 NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.
Visalia, CA 93291

Lead Agency: Tulare County c/o Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277 (559) 624-7000

Attn: gmills@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): ANTHONY P. USAS
45841 Sierra Dr. Unit A
Three Rivers, CA 93271 (415) 648-5706

Project Title: Tentative Parcel Map PPM 24-041

Project Location - Specific: APN(s): 069-060-037; The subject site is located at 45841 Sierra Drive, on the north side of State Hwy 198 (Sierra Drive), Three Rivers, CA.

Project Location- Section, Township, Range: Section 4, Township 17S, Range 29E Mount Diablo Principal Meridian.

Project Location - City: Three Rivers, CA **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 24-041 that would create two parcels from the original 2.72 acres: Parcel 1 = 1.03± acres and Parcel 2 = 1.9 acres.

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption: CEQA Guidelines Class 1 Section 15301 pertaining to Existing Facilities
- ☒ Categorical Exemption: 15061 (b) (3) pertaining to the Commonsense Rule.
- ☐ Statutory Exemptions:

Reasons why project is exempt: Based on Supporting CEQA Analysis for this Project the proposed project is consistent with the criteria outlined in CEQA Guidelines Section 15061(b)(3) because the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Section 15061 (b)(3) is applicable and appropriate for PPM 24-041 because the proposed land division will not make any physical change to the environment and will result in creation of two parcels.

Name of Public Agency Approving Project: Tulare County Resource Management Agency

Project Planner/Representative: Nebeyu D. Menkir

Telephone: (559) 624-7000

Signature: _____
Gary A. Mills

Date: _____

Title: Chief Environmental Planner

Signature: _____
Reed Schenke, P.E.

Date: _____

Title: Environmental Assessment Officer
RMA Director

☒ Signed by Lead Agency

Date submitted to the OPR/SCH: _____