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RESOURCE MANAGEMENT AGENCY COUNTY OF TULARE PLANNING COMMISSION SUMMARY

PLANNING COMMISSION

CHAIRMAN: Wayne Millies
VICE-CHAIR: Carlos Aleman
COMMISSIONERS:

Terren Brown
Ed Dias
Bill Whitlatch
Gil Aguilar
Christopher Launer

ALTERNATE:

Dennis Lehman

AIRPORT LAND USE COMMISSIONERS
(ALUC)

Bill Whitlatch
Matthew Stoll

Project Number: EOT 24-016 for PPM 20-031	Agenda Date:	12/11/24
Applicant: Kennedy Meadows Restoration, LLC.	Agenda Item Number:	3C
Agent: N/A	AGENDA ITEM TYPE	
Subject: Request for a two-year extension of time for Tentative Parcel Map No. PPM 20-031, to January 13, 2027, requested by property owner Kennedy Meadows Restoration, LLC., 99073 Pinion Ridge Road, Inyokern, CA 93527, to allow time to complete necessary tasks due to Agents unable to continue because of death and hospice. PPM 20-031 No. PPM 20-031 is to allow the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, in the MR-871 (Mountain Residential – 871,000 Square Foot Minimum) Zone, on property located approximately 800 feet west of Kennedy Meadows Road, within the Kennedy Meadows Boundary (APN 310-050-012 & 013).	Presentation	
	Consent Calendar	X
	Unfinished Business	
	New Business	
	Public Hearing	
	Continued Public Hearing	
	Discussion	
Environmental Review: Previously approved Categorical Exemption in accordance with Title 14, Cal. Code Regulations Section 15061(b)(3), pertaining to the Common Sense Rule.	ACTION REQUESTED	
	Resolution – Board of Supervisors	
Motion(s): One	Resolution – Planning Commission	X
Contact Person: David Alexander	Decision - Director	

RECOMMENDATIONS:

That the Planning Commission:

Approve a TWO-Year Extension of Time for the conditionally approved Tentative Parcel Map No. PPM 20-031, to January 13, 2027, requested by property owner Kennedy Meadows Restoration, LLC., 99073 Pinion Ridge Road, Inyokern, CA 93527, to allow time to complete necessary tasks due to Agents unable to continue because of death and hospice. PPM 20-031 No. PPM 20-031 is to allow the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, in the MR-871 (Mountain Residential – 871,000 Square Foot Minimum) Zone, on property located approximately 800 feet west of Kennedy Meadows Road, within the Kennedy Meadows Boundary (APN 310-050-012 & 013).

PLANNING COMMISSION ALTERNATIVES:

Alternative No. 1: Move to approve, subject to modifications through addition or deletion of conditions as discussed.

Alternative No. 2: Move to deny and direct staff to prepare findings for denial to be brought back at a subsequent hearing.

SUBJECT: Extension of Time No. EOT 24-013 for Tentative Parcel Map No. PPM 20-031

PROJECT OVERVIEW:

The applicant is requesting an extension of time for Tentative Parcel Map No. 20-031, to January 13, 2027. Tentative Parcel Map No. PPM 20-031, to allow the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, in the MR-871 (Mountain Residential – 871,000 Square Foot Minimum) Zone, was approved by the Tulare County Planning Commission on January 13, 2025, Resolution No. 9802.

ENVIRONMENTAL SUMMARY:

Previously approved Categorical Exemption in accordance with Title 14, Cal. Code Regulations Section 15061(b)(3), pertaining to the Common Sense Rule.



David Alexander, Planner III
Project Processing Division
Economic Development & Planning Branch



Aaron Bock, MCRP, JD, LEED AP
Assistant Director
Resource Management Agency

ATTACHMENTS:

Attachment No. 1 - Draft Resolution

Attachment No. 2 – Approved copy of PPM 20-031

Attachment No. 1

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF EXTENSION OF)	
TIME NO. EOT 24-016 FOR TENTATIVE)	RESOLUTION NO. DRAFT
PARCEL MAP NO. PPM 20-031)	
KENNEDY MEADOWS RESTORATION, LLC.)	

Resolution of the Planning Commission of the County of Tulare granting a Two-Year Extension of Time for Tentative Parcel Map No. PPM 20-031, to January 13, 2027, requested by property owner Kennedy Meadows Restoration, LLC., 99073 Pinion Ridge Road, Inyokern, CA 93527, to allow time to complete necessary tasks due to Agents unable to continue because of death and hospice. PPM 20-031 is to allow the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, in the MR-871 (Mountain Residential – 871,000 Square Foot Minimum) Zone, on property located approximately 800 feet west of Kennedy Meadows Road, within the Kennedy Meadows Boundary (APN 310-050-012 & 013).

WHEREAS, on January 13, 2021, the Tentative Parcel Map No. PPM 20-031 was Approved by the Tulare County Planning Commission, Resolution No. 9802, and

WHEREAS, on January 13, 2021, Notice of Exemption Title 14, Cal. Code Regulations Section 15061(b)(3), pertaining to the Common Sense Rule was Approved by the Tulare County Planning Commission, and

WHEREAS, on December 2, 2024, the applicant submitted an application for a two-year extension of time for the project, and

WHEREAS, the Final Map has not been filed due to Agents unable to continue because of death and hospice, and

WHEREAS, said Tentative Parcel Map would become null and void after January 13, 2025, unless an extension of time is granted, and

WHEREAS, Staff has recommended that a two-year extension of time would be appropriate, and

WHEREAS, the Planning Commission determined, after considering all the evidence presented, that extending the Special Use Permit for two 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, on December 11, 2024, at a regular meeting, the Planning Commission determined, after considering all the evidence presented, that extending the expiration date of Tentative Parcel Map No. PPM 20-031 for two additional 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.

NOW, THEREFORE, BE IT RESOLVED THAT a two-year extension of time, to January 13, 2027, is granted for said Tentative Parcel Map, requested by property owner Kennedy Meadows Restoration, LLC., 99073 Pinion Ridge Road, Inyokern, CA 93527, to allow time to complete necessary tasks due to Agents unable to continue because of death and hospice. PPM 20-031 No. PPM 20-031 is to allow the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, in the MR-871 (Mountain Residential – 871,000 Square Foot Minimum) Zone, on property located approximately 800 feet west of Kennedy Meadows Road, within the Kennedy Meadows Boundary (APN 310-050-012 & 013).

The foregoing resolution was adopted upon motion of Commissioner ~, seconded by Commissioner ~, at a regular meeting of the Planning Commission on December 11, 2024, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

Micheal Washam, Secretary

Attachment No. 2

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)	
PARCEL MAP NO. PPM 20-031)	RESOLUTION NO. 9802
KENNEDY MEADOWS)	
RESTORATION LLC.)	

Resolution of the Planning Commission of the County of Tulare accepting the categorical exemption as the appropriate environmental determination and conditionally approving Tentative Parcel Map No. PPM 20-031, with a requirement to file a Final Map, submitted by Kennedy Meadows Restoration LLC., 99073 Pinion Ridge Road, Inyokern, CA 93527 (Agent: Roberts Engineering, PO Box 908, Porterville, CA 93258), for the division of two (2) equally sized adjacent parcels into four (4) equally sized parcels (Parcel No. 1 – Parcel No. 4 = 20.5 acres), with a Final Map required, on property located approximately 800 feet west of Kennedy Meadows Road, within the Kennedy Meadows Boundary (APN 310-050-012 & 013).

WHEREAS, the Planning Commission has given public notice of the proposed tentative parcel map and exception 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, on December 30, 2020, 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 January 13, 2021; and

WHEREAS at that meeting of the Planning Commission, no one spoke in support of or in opposition to the proposal; and

WHEREAS, the Planning Commission reviewed said parcel map for conformity to the regulations contained in Sections 7-01-1000 to 7-01-2855 of the Ordinance Code of Tulare County.

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

1. The project was determined to be categorically exempt from 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 Common Sense Rule.

2. The subject site is zoned MR-871 (Mountain Residential – 871,000 Square Foot Minimum); Parcels are vacant.
3. The site is located in Kennedy Meadows. The project, together with the provisions for its design and improvements, is consistent with relevant policies of the Tulare County General Plan, including Planning Framework Goal No. 1, Land Use Goal No. 2, and 1.14 (Right-to-Farm Noticing).
4. A filing of a Final Map is required.
5. The subject parcel was legally created.
6. Proposed parcels will have direct access to Rogers Avenue.
7. Consultations were requested and received from the Environmental Health Services Division, the County Public Works/Engineering Division, and the Tulare County Fire Department have responded to a consultation sent on December 12, 2020.
8. 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.
9. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution 2010-0927, a Notice of Intent to Collect Tulare County Public Facility Fees, also known as Developer Impact Fees. New Development may be subject to County Development Impact fees.

AND, BE IT FURTHER RESOLVED THAT:

A. This project will not have a significant effect on the environment and has been determined to be categorically exempt, 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 Common Sense Rule. The project will not result in significant impacts and will not require additional public services.

B. The Planning Commission hereby approves Tentative Parcel Map No. PPM 20-031, 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. In accordance with Section 7-29-1070(a) of the Tulare County Ordinance Code, the content of the shall be placed in a prominent location on the final map for acknowledgment by the subdivider, or, the Notice itself shall be signed by the subdivider and recorded as a separate sheet to accompany the final map.

2. 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.
3. 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 PPM 20-031, 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.

ENVIRONMENTAL HEALTH AND SAFETY SERVICES DEPARTMENT CONDITION

4. New on-site/private septic systems must be designed by a qualified professional (Professional Engineer, Geologist, etc.). A system design report must be submitted to Tulare County Environmental Health Services Division (TCEHSD) for review, before approval of any building permits can be granted.

FIRE DEPARTMENT CONDITIONS

5. Address posted 4" permanent numbers visible from the street.
6. Provide Fire Department 20' width all weather access in accordance with 2016 California Fire Code Appx. D and Tulare County regulations.
7. Any new residences constructed in the future will have to meet 2016 or newer California Fire Code Appendix B requirements for fire flow or NFPA 1142 standard for urban water supply.
8. Fire Final.

ENGINEERING DEPARTMENT CONDITIONS

9. The improvement condition noticed in the attached PPM 96-019 Resolution No. 97095 of the Site Plan Review Committee shall apply to the subject tentative map except that improvements shall be constructed within the 50-foot easement from the southwest corners of Parcels 1 through 4, extending east to the northeast corner of Parcel 6 of PM 4371. The improvement conditions shall be deferred until such time as

building permits and certain other permits and certificates are issued as provided in Ordinance Code Section 7-15-0940, et seq.

C. The Secretary of the Planning Commission is hereby directed to file this resolution and the a site plan of said 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.

The foregoing resolution was adopted upon motion of Commissioner Millies, seconded by Commissioner Aguilar, at a regular meeting of the Planning Commission on December 13, 2021, by the following roll call vote:


AYES: Millies, Aguilar, Pearson, McElroy, Whitlatch, & Elliot

NOES:

ABSTAIN:

ABSENT: Dias

TULARE COUNTY PLANNING COMMISSION


Michael Washam, Secretary