



5961 S. Mooney Blvd
Visalia, CA 93277
624-7000 Phone
730-2653 Fax

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

PLANNING COMMISSION

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

Teren Brown
Christopher Launer
Bill Whitlatch
Ed Dias
Gil Aguilar

ALTERNATE: Dennis Lehman
AIRPORT LAND USE COMMISSIONERS
(ALUC)

Bill Whitlatch

Project Number: Tentative Parcel map No. PPM 24-014	Agenda Date:	06/26/2024
Applicant: PEDRO RUANO	Agenda Item Number:	3A
Agent: California Land Surveying.	AGENDA ITEM TYPE	
Subject: To allow the Division of a 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone. The subject site is located on Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002). The request was submitted by applicant Pedro Ruano and property owner Gabriel Gomez. Exceptions: N/A Waiver: N/A Environmental Review: Categorical 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.	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	X
	Continued Public Hearing	
	Discussion	
	ACTION REQUESTED	
	Resolution – Board of Supervisors	
Motion(s): One	Resolution – Planning Commission	X
Contact Person: Nebeyu Menkir	Decision - Director	

RECOMMENDATIONS:

That the Planning Commission:

1. Hold a Public Hearing.
2. Approve a Categorical 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 Common Sense Rule; **and** conditionally approve Tentative Parcel Map No. PPM 24-014, with a final map.

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.

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

PROJECT OVERVIEW:

A Categorical Exemption and Tentative Parcel Map No. PPM 24-014, requested by applicant Pedro Ruano and property owner Gabriel Gomez, the subject site is located on Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002). The tentative parcel Map is to allow the Division of a 14.17-acres parcel into three (3) parcels; Parcel 1 =

SUBJECT: Tentative Parcel Map No. PPM 24-014 (PEDRO RUANO)

9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone.

ENVIRONMENTAL SUMMARY:

Categorical 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 Common Sense. The basis for the exemption is that the project does not have the potential for causing a significant effect on the environment, and therefore, is not subject to CEQA. The project will not require additional public services.

HISTORY:

- The subject site contains one Ag well.

ENTITLEMENT(S):

The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.

GENERAL PLAN:

The property is located within the Allensworth Hamlet Development Boundaries (HDB) with the Land Use designation of “Mixed Use (MU)”. The Tentative Parcel Map is consistent with the 2017 Plan’s Housing Goals, Objectives and Policies and relevant policies of the County’s General Plan Elements, including Planning Framework Goal Nos. 1 and 2 and Land Use Goals No. 1.

ZONING:

The subject site is zoned R-A-M-12.5, which requires a minimum 12,500 square foot lot size and allows single-family dwellings of a permanent character placed in permanent locations, or one-family manufactured homes installed on a foundation system. The proposal is in compliance with all zoning regulations applicable to the subject property.

PROJECT SUMMARY:

The applicant proposes a tentative parcel Map to divide 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre. The surrounding properties are zoned R-A-M-12.5, C-2-MU (General Commercial with Mixed use overlay) and M-1-MU (Light Manufacturing with Mixed Use Overlay) zone, with residences and agricultural lands.

The site is bare land with one Ag. Well onsite.

The County Public Works/Engineering Branch, Environmental Health Services Division, Fire Department, County Building department, and Surveyors were sent a consultation request.

A Final Parcel Map shall be required.


PUBLIC HEARING NOTICE:

Government Code Section 65009(b) requires the County to include in any public notice issued pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: “If you challenge the environmental determination and use permit, you may be limited to raising only


SUBJECT: Tentative Parcel Map No. PPM 24-014 (PEDRO RUANO)

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.”

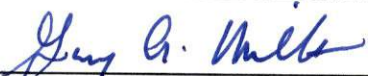
PROJECT PLANNER:


Nebeyu Menkir, Planner I
Project Processing Division


PROJECT PROCESSING DIVISION


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

ENVIRONMENTAL PLANNING DIVISION


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

R.M.A. ASSOCIATE DIRECTOR


Michael Washam, Associate Director
Resource Management Agency

ATTACHMENTS:

- Attachment No. 1 – Draft Resolution Conditionally Approving PPM 24-014
 - Exhibit “A” – Site Plan Map
 - Exhibit “B” – Right to Farm Notice
- Attachment No. 2 – Staff Report/Initial Study
- 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 – PPM 24-014 Notice of Exemption

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)	
PARCEL MAP NO. PPM 24-014)	RESOLUTION NO. DRAFT
WITH A FINAL MAP REQUIRED)	
COUNTY OF TULARE)	

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 24-014 to divide 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone. The property is within the Allensworth Hamlet Development Boundary (HDB) with the Land Use designation of Mixed Use (MU). The request was submitted by applicant Pedro Ruano (1501 Carnation St. wasco, CA 93280) and property owner Gabriel Gomez (811 Almond Tree Way, delano, CA 93215) (Agent: California Land surveying, P.O.Box 1175, Three Rivers, CA, 93271). The property is located on Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002).

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 June 12, 2024, 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 June 26, 2024; and

WHEREAS, at that meeting of the Planning Commission, public testimony [was/was not] 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 categorically 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 Common Sense.

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 categorical exemption as the appropriate environmental determination and conditionally approving Tentative Parcel Map No. PPM 24-014 to divide 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone. The property is within the Allensworth Hamlet Development Boundary (HDB) with the Land Use designation of Mixed Use (MU). The property is located on Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002).
2. The Tentative Parcel Map is consistent with the 2017 Plan's Housing Goals, Objectives and Policies and relevant policies of the County's General Plan Elements, including Planning Framework Goal Nos. 1 and 2 and Land Use Goals No. 1.
3. The subject site is zoned R-A-M-12.5, which requires a minimum 12,500 square foot lot size and allows single-family dwellings of a permanent character placed in permanent locations, or one-family manufactured homes installed on a foundation system. The proposal is in compliance with all zoning regulations applicable to the subject property.
4. The subject site is bare land with one Agricultural Well onsite, the surrounding properties are zoned R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.), C-2-MU (General Commercial with Mixed use overlay) and M-1-MU (Light Manufacturing with Mixed Use Overlay) zone, with residences and agricultural lands.
5. The subject site is not under the Williamson Act Contract and preserve.
6. 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.
7. 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.
8. 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 24-014; 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. This Planning Commission, after considering all of the evidence presented, found that the establishment, maintenance, and operation of the use of building or land applied for will not, under the circumstances of the particular case, 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.

AND, BE IT FURTHER RESOLVED THAT:

D. The Planning Commission hereby finds said parcel map to be categorically 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 Common Sense.

E. The Planning Commission hereby approves Tentative Parcel Map No. PPM 24-014, 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 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").
4. 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.

5. 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

6. 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.
7. The parcel to be split is within the service area of the Allensworth Community Services District. Future development of the newly created parcels will require a will-serve authorization for the provision of drinking water.
8. Any new construction on proposed Parcels 1 - 3 may require septic designs from a Qualified Professional. These designs must be reviewed and approved by Environmental Health prior to the issuance of any building permits. A list of Qualified Professionals is available from Environmental Health.

PUBLIC WORKS/ENGINEERING BRANCH CONDITIONS

9. **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. 2205. The subject site is located within a shaded Zone X.
10. 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.
11. **Right-of-way Information:** The proposed parcels lie on the north side of Avenue 32 and the west side of Road 84. The existing right of way on Avenue 32 is 50 feet (25 feet on the north side and 25 feet on the south side). The existing right of way on Road 84 is 60 feet (30 feet on the north side and 30 feet on the south side). Ultimate right of way on Avenue 32 and Road 84 is 60 feet.

These conditions are required to be completed before the recording of the parcel map or before the recording of the resolution for a waived parcel map, unless specified otherwise in

the wording of the condition.

12. **Road Information:** According to the county's-maintained mileage maps, Avenue 32 and Road 84 are county-maintained roads. Based on the 2024 Pavement Management System database, the existing pavement width on Avenue 32 is 16.1 feet, and on Road 84 is 16.6 feet. The pavement type on Avenue 32 and Road 84 is asphalt concrete.

FIRE DEPARTMENT CONDITIONS

13. Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street.
14. All-weather (2" crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance.
15. Any existing structures must adhere to the minimum separation of buildings as the Ca. Building code 705.2.3 & 705.5.
16. 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.
17. 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 { }, seconded by Commissioner { }, at a regular meeting of the Planning Commission on June 26, 2024, by the following roll call vote:

AYES:

NOES:

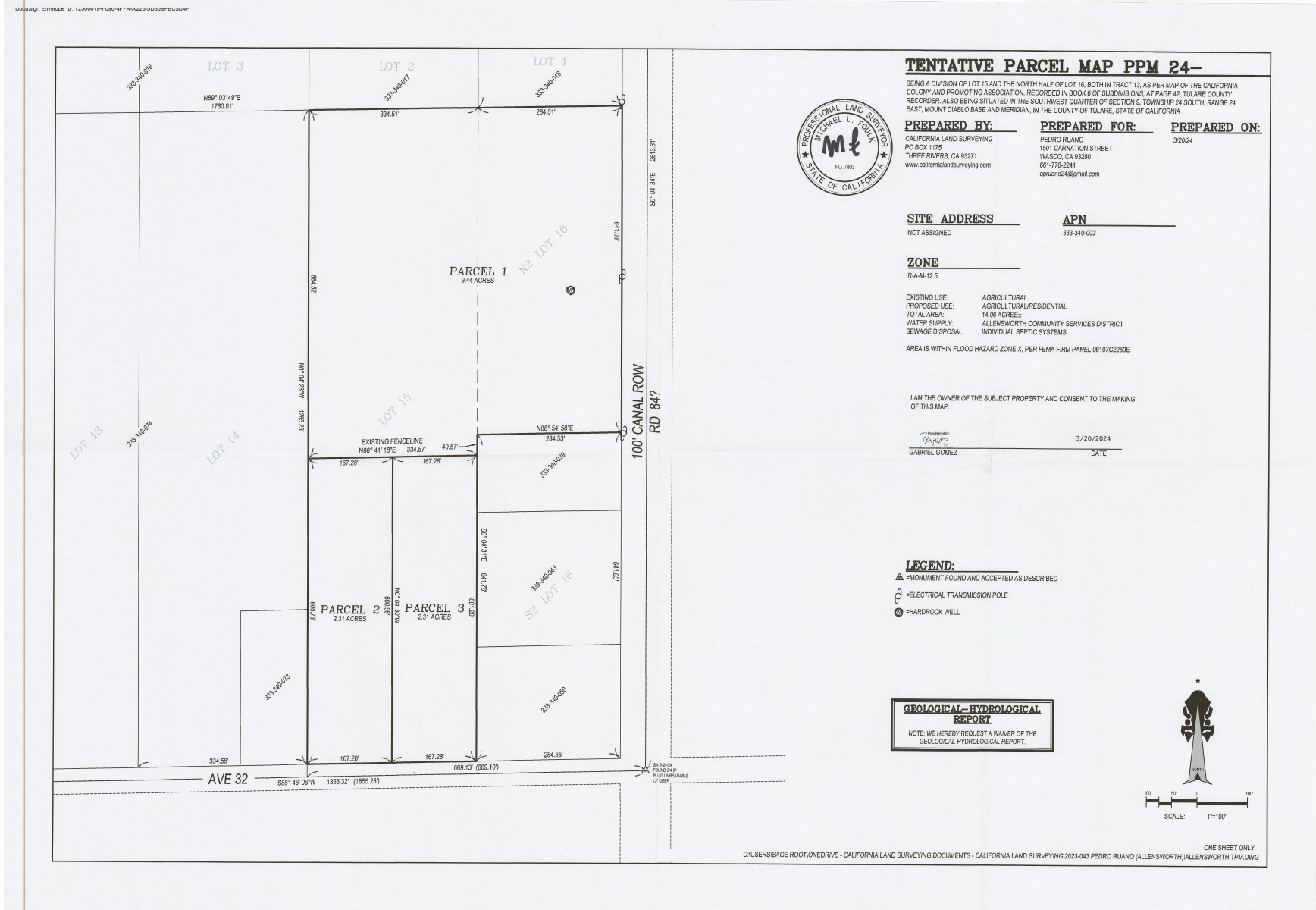
ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

Michael Washam, Secretary

Exhibit " A "



N

No Scale

Site Plan Illustration
PPM 24-014

Exhibit "B"

RIGHT TO FARM NOTICE

RE: Use Permit No. _____

or

Parcel Map No. PPM 24-014

or

Subdivision Map No. _____

or

Mining and Reclamation Plan No. _____

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)

TENTATIVE PARCEL MAP FACT SHEET
PPM 24-014 – PEDRO RUANO

Division of a 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone. The subject site is located on Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002).

I. General Plan

1. Land Use Element: Allensworth Hamlet Development Boundary
2. Land Use Designation: Mixed Use
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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
f. Housing Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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 type="checkbox"/>	Inside Hamlet DB	<input checked="" type="checkbox"/>
-----------------	--------------------------	------------	--------------------------	------------	--------------------------	------------------	-------------------------------------
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
-----	-------------------------------------	----	--------------------------

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

1. Site: R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone.
The site is a bare land.
2. Surrounding Area: Surrounding properties are all zoned R-A-M-12.5 and C-2-MU.
3. Compliance: Yes ☒ No ☐

III. Subdivision Ordinance

1. Exception: Yes ☐ No ☒ N/A ☐
 If Yes: Section(s):
 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: None
3. Flood Zone: X
4. Soil(s): Kimberlina Fine Sandy Loam, Class II, severe septic tank absorption.
5. Biotic Conditions: CNDDB None
6. Ground Water Table: 1200 feet Depth.
7. Archaeological: Not likely

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

1. Geological/Hydrological: Waived ☒ Required ☐

- | | | | | | |
|----|--------------------------|-----|-------------------------------------|----------|--------------------------|
| 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

- | | | | | |
|-----------------------|-----|--------------------------|----|-------------------------------------|
| Agricultural Preserve | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| PNR Required | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| PNR Previously Filed | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

VII. Parcel Information:

1. Parcel Creation (when/how existing parcels were created): This APN has been separately described in the County's public, recorded land boundary, and land title official records for the last 69 years, since at least 12/30/1955.

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

2. Previous Parcel Activity/Permits: None
3. Access to Parcels: ☒ Direct – The proposed parcels lie on North side of Avenue 32 and the west side of Road 84.
☐ Indirect – _____
4. Water Source: ☒ Domestic Well – _____ ☐ Irrigation Well
☐ District – _____ Will Serve Letter on File ☐
☐ Community System Cal Water
☐ Private Water Co. _____
5. Sewage Disposal: ☒ Septic Tank-Leach Line System - _____
☐ District _____ Will Serve Letter on File ☐
☐ Other _____
6. Fire Protection: County Station #2
7. Police Protection: County Sheriff – Pixley Substation
8. Public Utilities: N/A
9. Response from other Agencies: (see attached)
10. Correspondence received: (see attached)
11. Environmental Determination: ☒ Exempt
☐ Negative Declaration
☐ Mitigated Negative Declaration

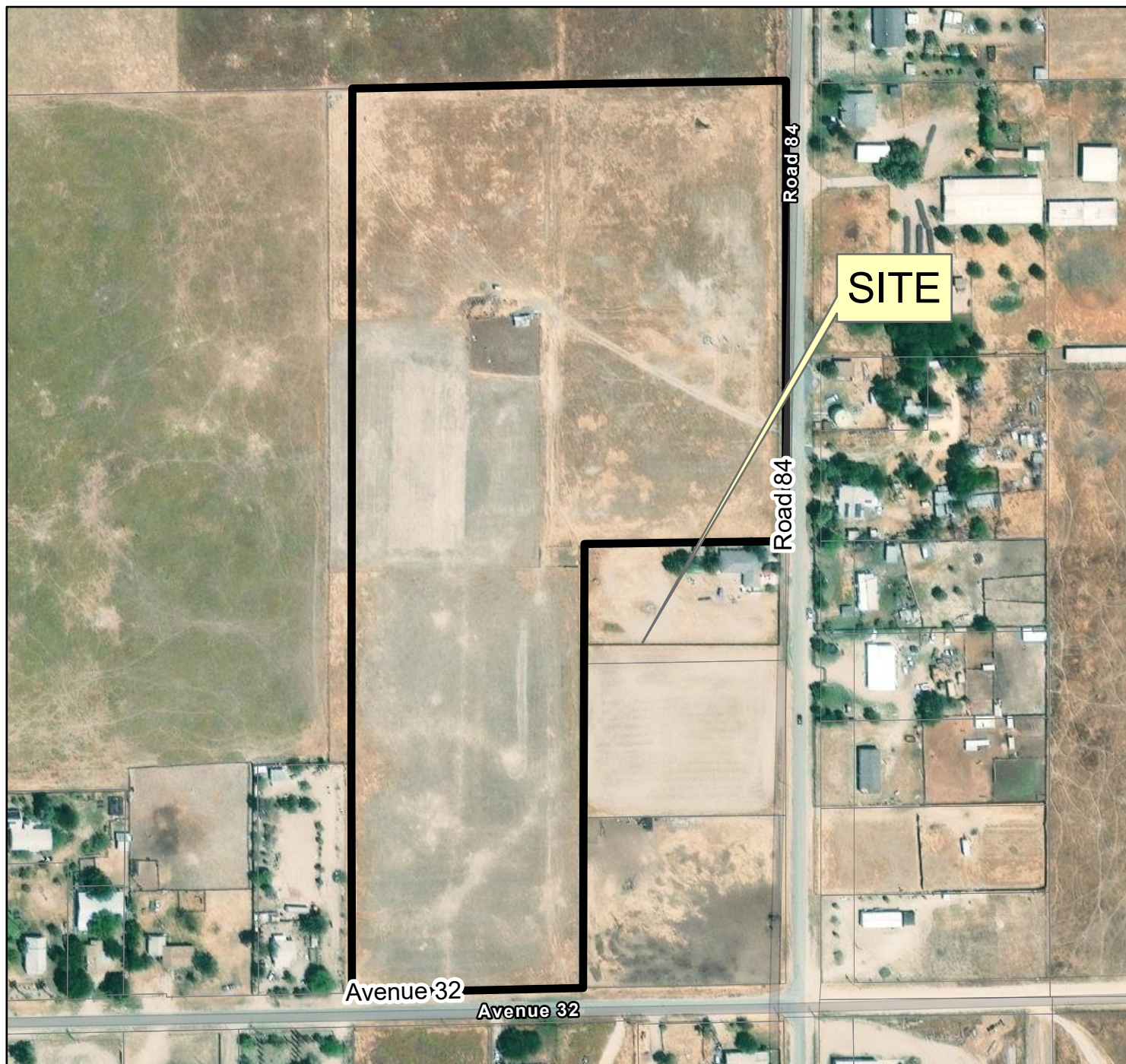
VIII. SUBSEQUENT ACTIONS:

1. **Appeals:** The Planning Commissions 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 Burrell Avenue, Visalia, CA. 93291.
2. **Fish and Game Fee:** The project qualifies for a Categorical Exemption from the California Environmental Quality Act and will not be required to pay State Fish and Wildlife fees. However, the Fish and Game Code requires that the applicant pay to the Tulare County Clerk's office a \$58 document handling fee for the required filing of the Notice of Exemption. The Notice of Exemption is required to be filed within five (5) days of project approval. The applicant shall pay the fee to the Tulare County Resource Management Agency. Checks shall be made payable to: "Tulare County RMA". Applicants cannot avoid payment of the required Department of Fish and Game fee since a provision of AB 3158 declares that decisions on private projects are not "operative, vested, or final" until the fee is paid to the County Clerk. A Negative Declaration prepared for this project would indicate that there will be minor impacts, either individually or cumulatively, on wildlife resources, and as such, Section 711.4 of the Fish and Game Code would require that the applicant pay a fee of \$2,228.75 as a user fee (effective January 1, 2018) to allocate the transactional costs of fish and wildlife protection to those who consume those fish and wildlife resources through urbanization and development. A Mitigated Negative Declaration prepared for a project would indicate that the project was determined to not have a significant effect on the environment if mitigation measures were incorporated that could reduce the potential environmental impacts to a level of insignificance.
3. **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.
4. **School Impact Fees:** The subject site is located within the Visalia Unified School District, which has/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.
5. **Right to Farm Notice:** In accordance with Section 7905(a) of the Tulare County Ordinance Code, and as a condition of approval of the vesting 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 the final map.

6. **Construction Storm Water Permit:** Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. A complete Notice of Intent package (Notice of Intent, site map, and fee) and Notice of Termination (upon completion of each section), 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.



Aerial Photograph for PPM 24-014



Owner: Gabriel Gomez
Address: 811 Almond Tree Way
City, State, ZIP: Delano, CA, 93215
Applicant: Pedro Ruano
Agent: California Land Surveying
Supervisory District: 2
Assessors Parcel: 333-340-002

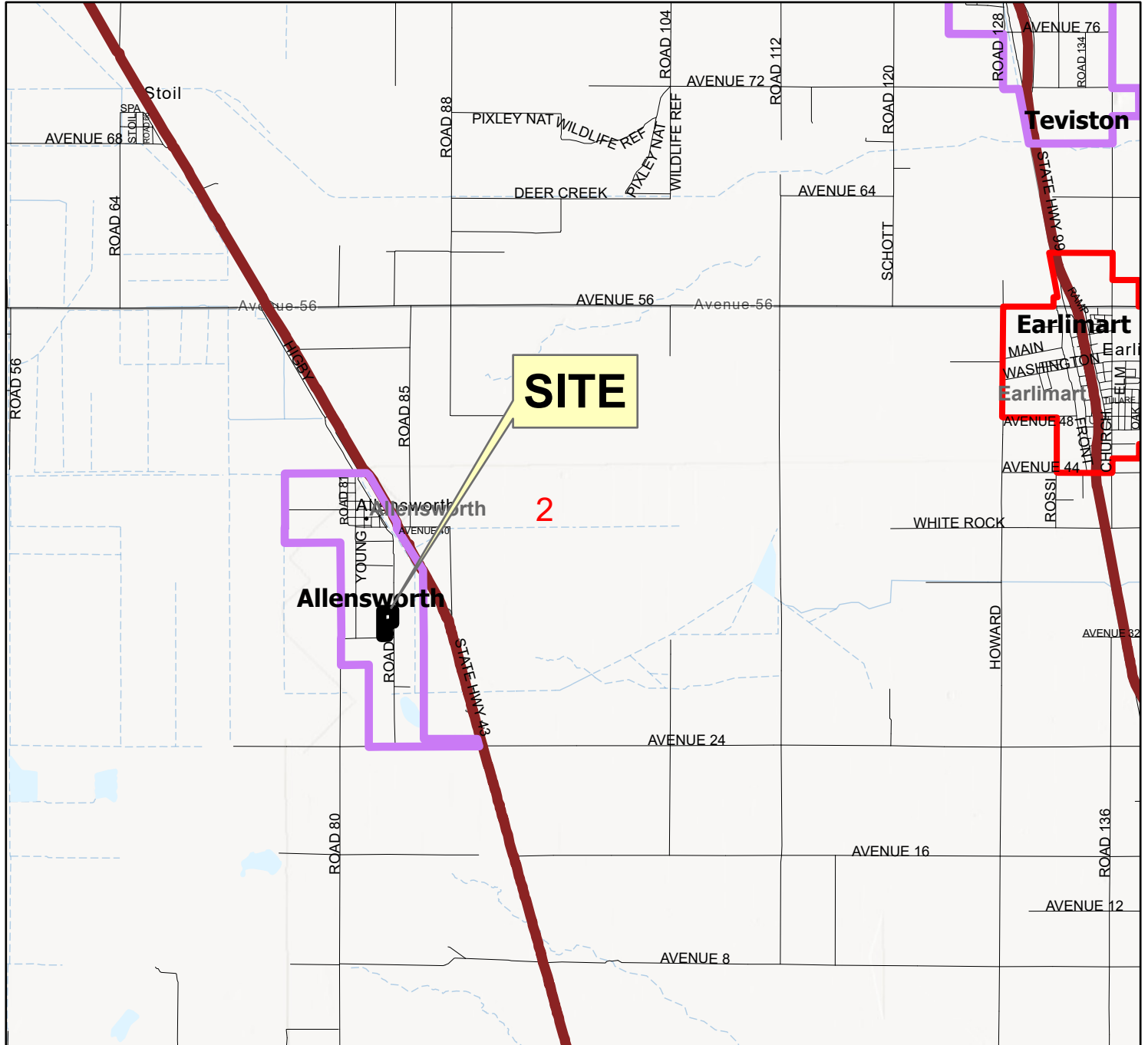
0 80 160 240 320 400 480 Feet

Parcels
PPM 24-014





Vicinity Map for PPM 24-014



Legend

- | | | |
|-------------------------|-----------------|-----|
| Supervisorial Districts | Cities | HDB |
| hwy/merg | County Boundary | UDB |
| Streets | PPM 24-014 | |
| Place Names | UAB | |

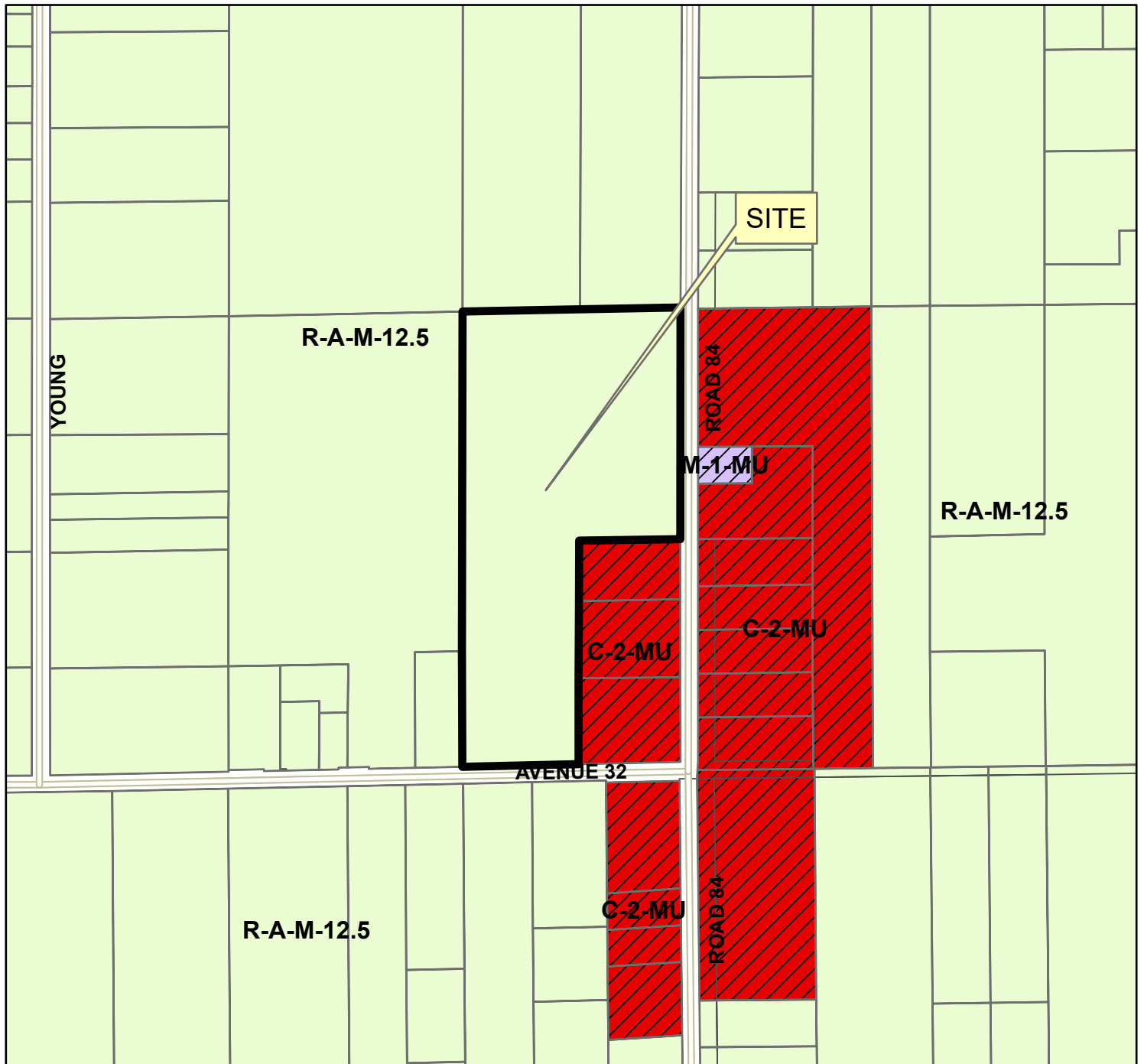
Supervisorial District: 2

0 0.5 1 2
Miles





Existing Zoning Map for PPM 24-014



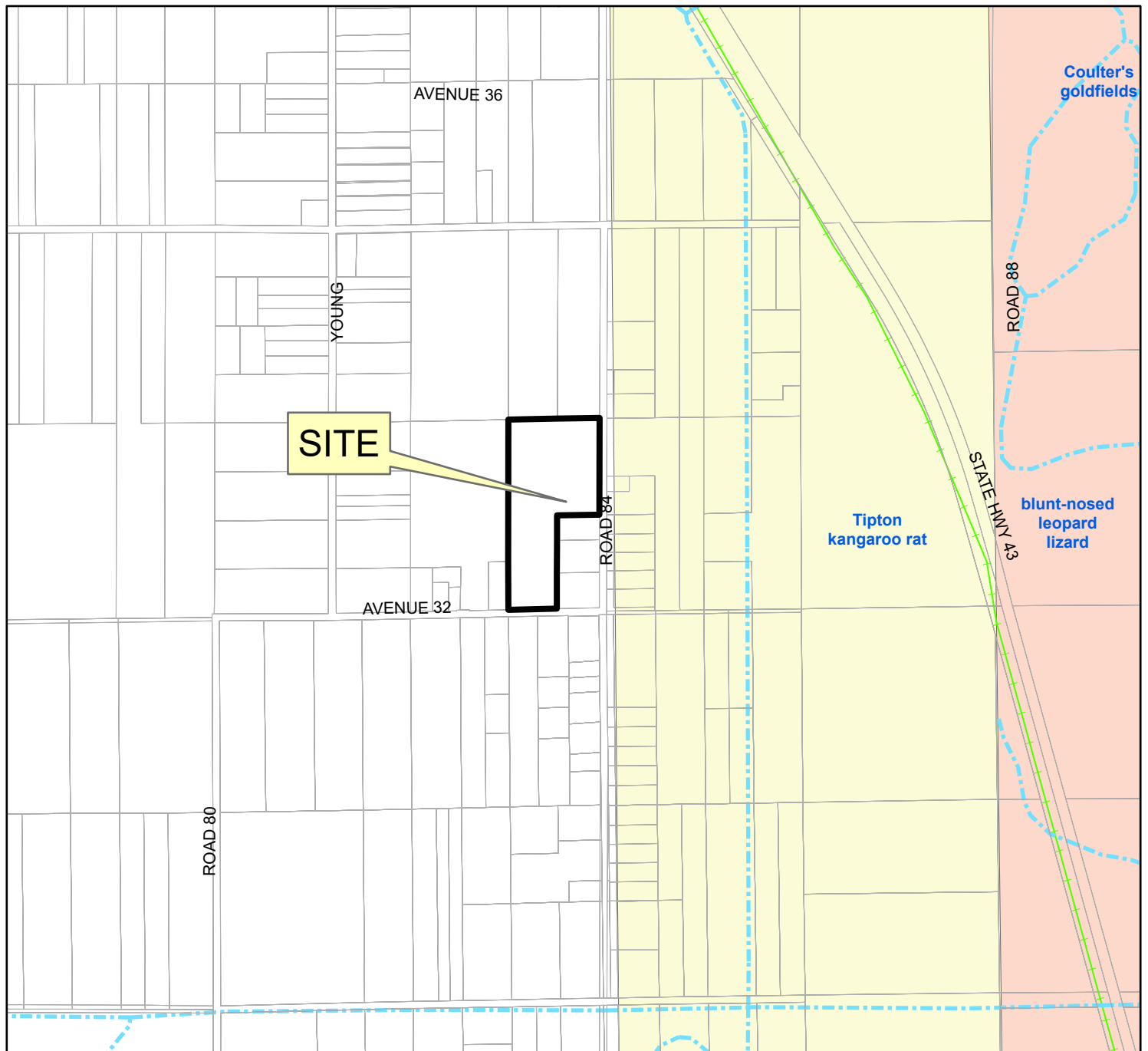
Owner: Gabriel Gomez
Address: 811 Almond Tree Way
City, State, ZIP: Delano, CA, 93215
Applicant: Pedro Ruano
Agent: California Land Surveying
Supervisory District: 2
Assessors Parcel: 333-340-002

087.5 75 350 525 700 875
Feet

Parcels	M-1-MU	Streets_aux
ZONE	R-A-M-12.5	Streets
C-2-MU	TC Parcels	PPM 24-014



Species of Concern for PPM 24-014



CNDDDB (data file last updated on Jan 2024)

0 0.07 0.15 0.3
Miles

SITE Species of Concern (CNDDDB) Tipton kangaroo rat PPM 24-018 and PZV 24-026
 Parcels Coulter's goldfields blunt-nosed leopard lizard PPM 24-014





**TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY**

Donna Ortiz
Agency Director

Karen M. Elliott, MBA • Director • Public Health Branch
Nilsa Gonzalez, REHS • Public Health Branch Deputy Director • Environmental Health Director

May 23, 2024

NEBEYU MENKIR
RESOURCE MANAGEMENT AGENCY
5961 SOUTH MOONEY BLVD
VISALIA, CA 93277

Re: TENTATIVE PARCEL MAP, PPM 24-014

This office has reviewed the above referenced matter. Based upon our review, we have the following comment for this project:

1. The Applicant shall ensure that any and all existing septic system components (septic tank, leach lines, etc.) remain on the same parcel as any existing structure the system serves. Septic system components may not cross existing or proposed property lines.
2. The parcel to be split is within the service area of the Allensworth Community Services District. Future development of the newly created parcels will require a will-serve authorization for the provision of drinking water.
3. Any new construction on proposed Parcels 1 – 3 may require septic designs from a Qualified Professional. These designs must be reviewed and approved by Environmental Health prior to the issuance of any building permits. A list of Qualified Professionals is available from Environmental Health.

Regards,

A handwritten signature in blue ink, reading "Kevin Bangsund".

Kevin Bangsund, REHS
Environmental Health Specialist III
Environmental Health Services Division

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

May 23, 2024

TO: Nebeyu Menkir, Project Planner

FROM: Vanesa Sandoval, Engineer I

SUBJECT: Case No. PPM 24-014

OWNER: Pedro Ruano

APN: 333-340-002

The subject Case No. PPM 24-014 has been reviewed. The following comments and recommendations are submitted for consideration in processing this matter.

The subject site is not located within any Urban Development Boundary.

The subject site is not located within the boundaries of any Specific Plan.

The division is of a 14.17 acre parcel into three parcels of 9.44 acres and two parcels of 2.31 acres each.

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. 2205. The subject site is located within a shaded Zone X.

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.

Right-of-way Information:

The proposed parcels lie on the north side of Avenue 32 and the west side of Road 84. The existing right of way on Avenue 32 is 50 feet (25 feet on the north side and 25 feet on the south side). The existing right of way on Road 84 is 60 feet (30 feet on the north side and 30 feet on the south side). Ultimate right of way on Avenue 32 and Road 84 is 60 feet.

Road Information:

According to the county's maintained mileage maps, Avenue 32 and Road 84 are county maintained roads.

Based on the 2024 Pavement Management System database, the existing pavement width on Avenue 32 is 16.1 feet, and on Road 84 is 16.6 feet. The pavement type on Avenue 32 and Road 84 is asphalt concrete.

We have no recommended conditions for the subject case.



TULARE COUNTY FIRE DEPARTMENT

835 S Akers St, Visalia, CA 93277 - Phone (559) 802-9800 - Fax (559) 747-8242

Charlie Norman
FIRE CHIEF

May 28, 2024

Attn: Nebeyu Menkir <NMenkir@tularecounty.ca.gov>

Tulare County Fire Department has conducted a plan review on plans # PPM 24-014, the following is a check list of requirements for: Land division into three (3) parcels in R-A-M-12.5 Zone.

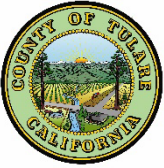
FIRE REQUIREMENTS

- Address posted, minimum 4"x3"x 1/2" line width permanent numbers visible from the street
- All-weather (2" after compact- crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance.
- Any existing structures must adhere to the minimum separation of buildings as the Ca. Building code 705.2.3 & 705.5.
- 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.
- 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.

*Note, this checklist does not exclude builder /owner from all required applicable codes. If something was missed in the plan check process, the owner /builder will be expected to comply with the applicable code, regulation, or ordinance.

Respectfully submitted.

Mark Phillips
Fire Inspector – Plans Examiner
Tulare County Fire Department
(559)624-7074



RESOURCE MANAGEMENT AGENCY

INTEROFFICE MEMORANDUM

May 20, 2024

TO: Nebeyu Menkir, Project Planner

FROM: Rob Abrahamian, County Surveyor
County Surveyor's Office, Public Works Branch

SUBJECT: Case No. PPM 24-014
Owner: Runo
Agent: Faulk
APN: 333-340-002

In memo is in response to your consultation request dated: May 13, 2024

An examination is made for compliance with the requirements of subsections (a), (b), (d), (e), and (k) of County Code 07-01-2290.

Original parcel boundary: legal description and dimensions [07-01-2290(a)]:

- Included.

Created parcels boundary: dimensions, and area [07-01-2290(b)]:

- Includes distance and direction dimensions and areas, no comments.

Right of way: streets abutting original parcel [07-01-2290(d)]:

- Avenue 32 is 50 feet wide, dedicated by California Colony and Home Promoting Association Map.
- Road 84, is within the Canal Right of Way shown on California Colony and Home Promoting Association Map. Road is County Maintained.

Existing & Proposed Easement: location, width, purposes, and owners [07-01-2290(e)]:

- No existing or proposed easement shown. No title report was provide to review to verify any existing easement exist.

North arrow, scale, and date of preparation [07-01-2290(k)]:

- All included.

Other Comments:

None.

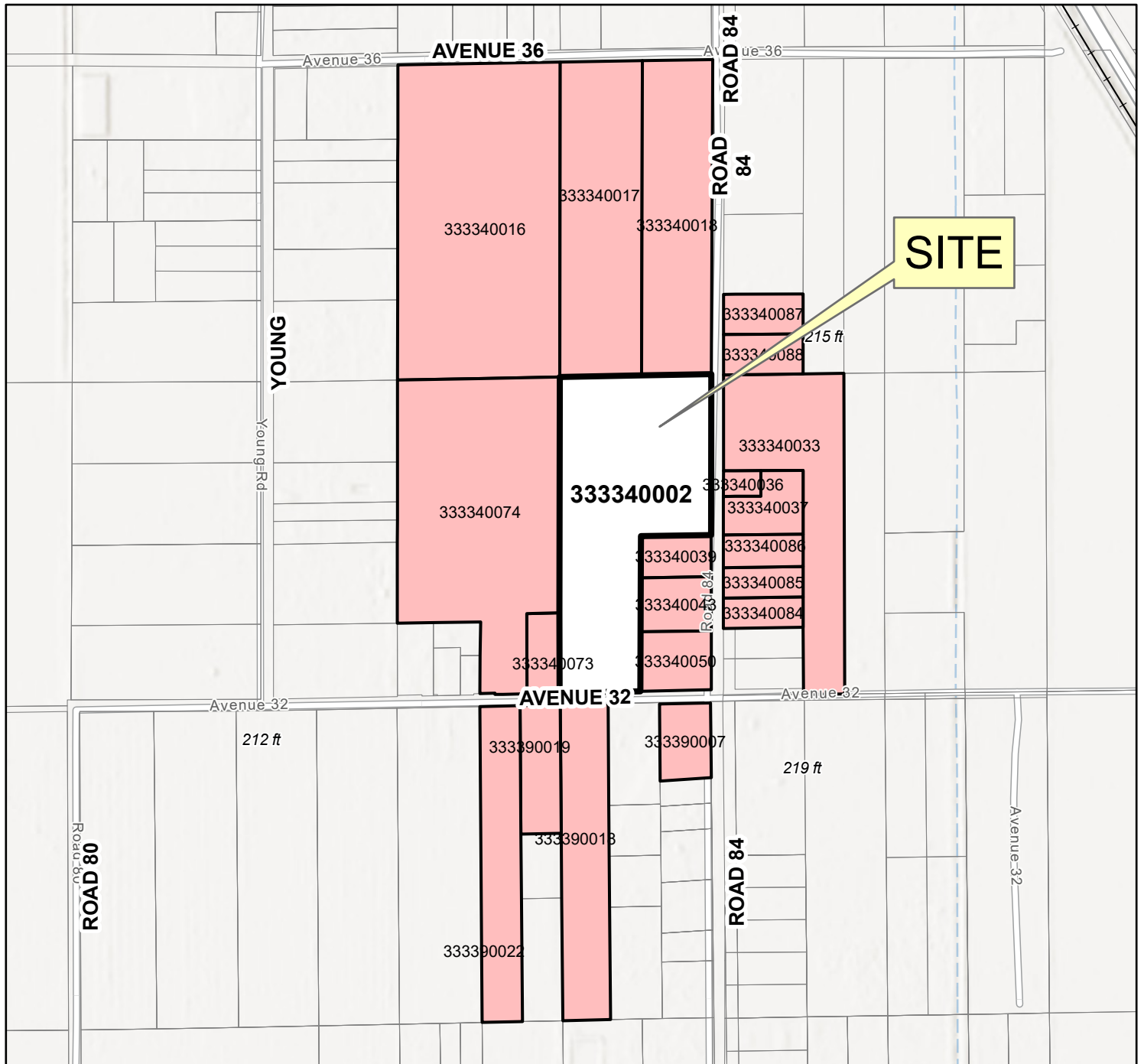
Recommendations:

None.

Attachments:

None.

Location and Property Ownership Map for Hearing Notification for PPM 24-014



Owner: Gabriel Gomez
 Address: 811 Almond Tree Way
 City, State, ZIP: Delano, CA, 93215
 Applicant: Pedro Ruano
 Agent: California Land Surveying
 Supervisorial District: 2
 Assessors Parcel: 333-340-002

0 160 320 640 960 1,280 Feet

Parcels
 PPM 24-014
 300' Radius Parcels



NOTICE OF PUBLIC HEARING AND AVAILABILITY
OF ENVIRONMENTAL DOCUMENT

A **Categorical Exemption** for **TENTATIVE PARCEL MAP No. PPM 24-014**, 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 – Thursday: 9:00 am to 4:30 pm and Friday: 9:00 am to 11:00 am). For further information regarding this project, please call **Nebeyu Menkir** at **559-624-7183** or **e-mail** him 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: Tentative Parcel Map No. PPM 24-014

APPLICANT/AGENT: California Land Surveying.

LOCATION: Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002).

PROJECT DESCRIPTION: Tentative Parcel Map No. PPM 24-014 for Pedro Ruano and Property owner Gabriel Gomez (Agent: California Land Surveying) the project creates three (3) parcels from the original 14.17-acres in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone: Proposed Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre.

ENVIRONMENTAL DOCUMENT: Categorical 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 Common Sense.

REVIEW PERIOD: 10 days until Monday, June 24, 2024, at 5:00 p.m.

PUBLIC HEARING: Planning Commission on Wednesday, June 26, 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: June 12, 2024

SEND BILL AND TEAR SHEET TO:

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

SEND TO: Sun Gazette

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
jwillis@tularecounty.ca.gov

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Pedro Ruano
1501 Carnation St.
Wasco, CA 93280 (661) 778-2241

Project Title: Tentative Parcel Map No., PPM 24-014 – Pedro Ruano

Project Location - Specific: On Avenue 32, approximately 310 feet West of Road 84, within Allensworth Hamlet Development Boundaries (APN 333-340-002)

Project Location- Section, Township, Range: Section 9, Township 24S, Range 24E

Project Location - City: Allensworth **Project Location - County:** Tulare, CA

Description of Nature, Purpose, and Beneficiaries of Project: Tentative Parcel Map No. PPM 24-014 to divide 14.17-acres parcel into three (3) parcels; Parcel 1 = 9.44-acre, Parcel 2 = 2.31-acre, and Parcel 3 = 2.31-acre in the R-A-M-12.5 (Rural Residential with Mobile Home Overlay-minimum 12,500 sq. ft.) zone. The purpose is to create new parcels for future development. The beneficiaries are the property owners.

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☒ Common Sense Rule: CEQA guidelines 15061(b)(3), pertaining to the Common Sense.
- ☐ Categorical Exemption: CEQA Guidelines Class 3 Section 15303 pertaining to New Construction or Conversion of Small Structures and Class 1 Section 15301 pertaining to Existing facilities.
- ☐ Categorical Exemption: CEQA Guidelines Class 1 Section 15301 Existing Facilities (c)

Reasons why project is exempt: Project is categorically exempt, consistent with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061 (b)(3), pertaining to the Common Sense.

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

Project Planner/Representative: Nebeyu Menkir **Telephone:** (559) 624-7183

Signature: _____ Date: _____ Title: Chief Environmental Planner
Gary A. Mills

Signature: _____ Date: _____ Title: Environmental Assessment Officer
Reed Schenke, P.E. RMA Director

☒ Signed by Lead Agency