



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

# RESOURCE MANAGEMENT AGENCY COUNTY OF TULARE PLANNING COMMISSION SUMMARY

## PLANNING COMMISSION

**CHAIRMAN:** Carlos Aleman  
**VICE-CHAIR:** Terren Brown

## COMMISSIONERS:

Carlos Aleman  
Gil Aguilar  
Bill Whitlatch  
Wayne O. Millies  
Christopher Launer  
Dennis Lehman  
Terren Brown  
Matthew Stoll (Alternate)

## AIRPORT LAND USE COMMISSIONERS (ALUC)

**CHAIRMAN:** Matthew Stoll  
**VICE-CHAIR:** Bill Whitlatch

<b>Project Number:</b> Tentative Parcel Map No. PPM 25-004	<b>Agenda Date:</b>	4/23/2025
<b>Applicant:</b> Daniel Lemus, Jr, 835 N. Bellah Ave, Lindsay, CA 93247	<b>Agenda Item Number:</b>	4B
<b>Agent:</b> N/A	<b>AGENDA ITEM TYPE</b>	
<b>Subject:</b> Tentative Parcel Map No. PPM 25-004 requests to allow the division of a 4.77-acre parcel into two (2) parcels with a required Final Map with the purpose of splitting the property based on the existing zoning. Proposed Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone within the Foothill Growth Management Plan. The project site is located at 24363 Avenue 232, Lindsay, CA [Assessor Parcel Number (APN) 210-010-037]. <b>Exceptions:</b> N/A <b>Waiver:</b> N/A <b>Environmental Review:</b> Common Sense Exemption, Title 14, Cal. Code Regulations Section 15061(b)(3), pertaining to the Common Sense Rule.	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	✓
	Continued Public Hearing	
	Discussion	
	<b>ACTION REQUESTED</b>	
	Resolution – Board of Supervisors	
	Resolution – Planning Commission	✓
<b>Motion(s):</b> One Motion	Decision - Director	
<b>Contact Person:</b> Jose Saenz		

## RECOMMENDATIONS:

### That the Planning Commission:

1. Hold a public hearing.
2. Approve an Exemption, consistent with the California Environmental Quality Act (CEQA) and the 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 25-004 with a required final map.

## PLANNING COMMISSION ALTERNATIVES:

- Alternative No. 1:** Move to approve, subject to modifications as discussed by the Planning Commission.
- Alternative No. 2:** Move to deny per Government Code Section 66474 and direct staff to prepare findings for denial to be brought back at a subsequent hearing.
- Alternative No. 3:** Refer to staff for further study and report.

## PROJECT OVERVIEW:

An Exemption and Tentative Parcel Map No. PPM 25-004, requested by the Applicant, Daniel Lemus, Jr.

**SUBJECT:** Tentative Parcel Map No. PPM 25-004 (Lemus)

(835 N. Bellah Avenue, Lindsay, CA) on behalf of the Property Owners Jose Guadalupe Ibarra (24424 Avenue 204, Strathmore, CA) and Lino Ibarra (24363 Avenue 242, Lindsay), to allow the division of a 4.77-acre parcel into two (2) parcels: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone, located at 24363 Avenue 232, Lindsay [Assessor Parcel Number (APN) 210-010-037]. The property is located within the Foothill Growth Management Plan with a Foothill Agricultural Land Use Designation.

**ENVIRONMENTAL SUMMARY:**

This project will not have a significant effect on the environment and has been determined to be exempt from the California Environmental Quality Act (CEQA) and consistent with the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations, Section 15061(b)(3), pertaining to the Common Sense Rule, as the intent of the project is to divide a property. The project will not change the land use, and no additional public services will be required.

**ENTITLEMENT(S):**

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

**General Plan** – The project site is located within the County-adopted Foothill Growth Management Plan with a Foothill Agricultural Land Use Designation. The proposed project is consistent with relevant policies of the Tulare County General Plan, including Agricultural Policies 1.1 (Primary Land Use), 1.7 (Preservation of Agricultural Lands and 1.14 (Right-to-Farm Noticing).

**Zoning** – The property is located in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome) Zone. Per Section 18.7.C of the Tulare County Zoning Ordinance, the “F” Zone requires Site Plan approval to create parcels less than 80 acres in size, unless a final map will be recorded, such as for the project.

**PROJECT SUMMARY:**

The project site is approximately 4.77 acres in size and currently consists of a manufactured home, two (2) accessory structures, and a septic system. Water service is provided by the Lindsay Irrigation District.

The proposed parcels lie on the south side of Avenue 232 (A county-maintained road). The existing right of way on Avenue 232 is 50 feet (20 feet on the north side and 30 feet on the south side). The ultimate right of way on Avenue 232 is 60 feet.

APN 210-010-037 was created by Tentative Parcel Map No. PPM 81-207 and recorded as Document No. 1983-0020130 on April 29, 1983.

All adjacent and surrounding properties are zoned PD-F-M and consist of residential homes, accessory structures, and small agricultural structures and uses. The City of Lindsay is located approximately 2 miles west of the project site.

The project site is within Zone A as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Map Number 065066, dated June 16, 2009, Panel No. 1310. An elevation certificate and

**SUBJECT:** Tentative Parcel Map No. PPM 25-004 (Lemus)

associated flood hazard mitigation measures will be required on all proposed buildings within FEMA Zone A.

The site is not under a Williamson Act Land Conservation Contract.

Consultation requests were sent to the County Fire Department, Environmental Health Services Division, RMA Public Works Branch, and the RMA Planning Branch. Conditions of approval are included from these departments and divisions.


Previously activity/permits on the project site include the following:

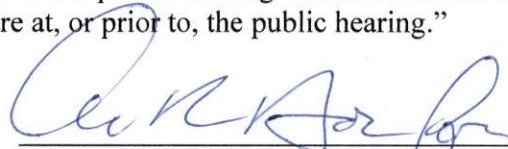
- Permit No. A9803488 (Finaled) for a building permit for the installation of a 24' x 44' manufactured home.

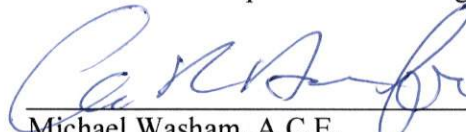
**PUBLIC HEARING NOTICE:**

Gov. 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 acceptance of the Categorical Exception and approval of the project, 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."

  
\_\_\_\_\_  
Jose Saenz, Project Planner  
Special Projects Division  
Economic Development & Planning Branch

  
\_\_\_\_\_  
Gary A. Mills, Chief Planner  
Environmental Planning Division  
Economic Development & Planning Branch

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

  
\_\_\_\_\_  
Michael Washam, A.C.E.  
Associate Director  
Resource Management Agency

**ATTACHMENTS:**

- Attachment No. 1 – Draft Resolution for Tentative Parcel Map No. PPM 25-004  
Exhibit A: Site Plan Map
- Attachment No. 2 – 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

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE	)	
PARCEL MAP NO. PPM 25-004	)	
AND REQUIRED FINAL MAP	)	RESOLUTION NO [DRAFT]
FOR DANIEL LEMUS, JR	)	

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 25-004, requested by the Applicant, Daniel Lemus, Jr., 835 N. Bellah Avenue, Lindsay, CA, on behalf of the Property Owners Jose Guadalupe Ibarra, 24424 Avenue 204, Strathmore, CA, and Lino Ibarra, 24363 Avenue 242, Lindsay, to allow the division of a 4.77-acre parcel into two (2) parcels: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone. The site is located at 24363 Avenue 232, Lindsay, CA, within the Foothill Growth Management Plan with a Foothill Agricultural Land Use Designation (APN: 210-010-037).

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, a final map is required, 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 April 9, 2025, 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 April 23, 2025; and

WHEREAS at that meeting of the Planning Commission, [yes/no] public testimony was received 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 Planning Director has waived the requirement for a preliminary geological-hydrological report pursuant to Section 7-01-2295 of the Ordinance Code.
2. The project was determined to be exempt from the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Guideline Section 15061(b)(3) pertaining to the Common Sense Rule. Section 15061(b)(3) is applicable and appropriate as the intent of the project is to divide a property. The project will not change the land use, and no additional public services will be required.
3. Entitlement is found in Section 18.7.C “F” Foothill Combining Zone. This division of land would create two (2) parcels from the original 4.77-acre site: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet). The site plan (Exhibit A) conforms to all policies and development standards set forth in Section 18.7 of the Zoning Ordinance.
4. Proposed Parcel A contains a manufactured home, two (2) accessory structures, and a septic system. Proposed Parcel B is vacant.
5. The proposed parcels lie on the south side of Avenue 232, which is a county-maintained road. The existing right of way on Avenue 232 is 50 feet (20 feet on the north side and 30 feet on the south side). The ultimate right of way on Avenue 232 is 60 feet.
6. Based on the 2024 Pavement Management System database, the existing pavement width on Avenue 232 is 14 feet and the pavement type is asphalt concrete.
7. 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. 1310. The subject site is located within FEMA Zone A.
8. An elevation certificate and associated flood hazard mitigation measures will be required on all proposed buildings within FEMA Zone A.
9. The County Public Works/Engineering Branch, Environmental Health Services Division, County Land Surveyor, and Fire Department were sent consultation requests.
10. The project site is not restricted by a California Land Conservation Act (“Williamson Act”) contract.
11. 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.

12. 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 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. Section 15061(b)(3) is applicable and appropriate as the intent of the project is to divide a property. The project will not change the land use, and no additional public services will be required.

B. Tentative Parcel Map No. PPM 25-004 be conditionally approved subject to the following conditions:

1. Failure to cause the recording of a final parcel map for an approved or conditionally approved tentative parcel map (Exhibit A) 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 the 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 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 25-004; 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.
3. The applicant shall ensure that any and all existing septic system components (septic tanks, leachlines, etc.) will remain on the same parcel as the structure(s) being served. Septic systems are not allowed to cross existing, or proposed property lines.
4. The address shall be posted with a minimum of 4"x3"x ½" line width permanent numbers so that they are visible from the street.

5. The Applicant shall ensure that an all-weather (2 inches after compacted crushed rock, road base, or DG), 20-foot wide access road with a maintained 13 feet 6 inches vertical clearance be maintained at all times.
6. Any existing structures shall adhere to the minimum separation of buildings as the California Building Code Sections 705.2.3 & 705.5.
7. For 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 submittal.
8. Any new commercial or residential construction permits in the future shall meet the 2022 or newer California Fire Code Appendix B requirements for fire water flow requirements or NFPA 1142 for urban water supply.
9. In accordance with Section 7-29-1070(a) of the Tulare County Ordinance Code, the content of the Right to Farm Notice 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.

The foregoing resolution was adopted upon motion of Commissioner [Name], seconded by Commissioner [Name], at a regular meeting of the Planning Commission on April 23, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

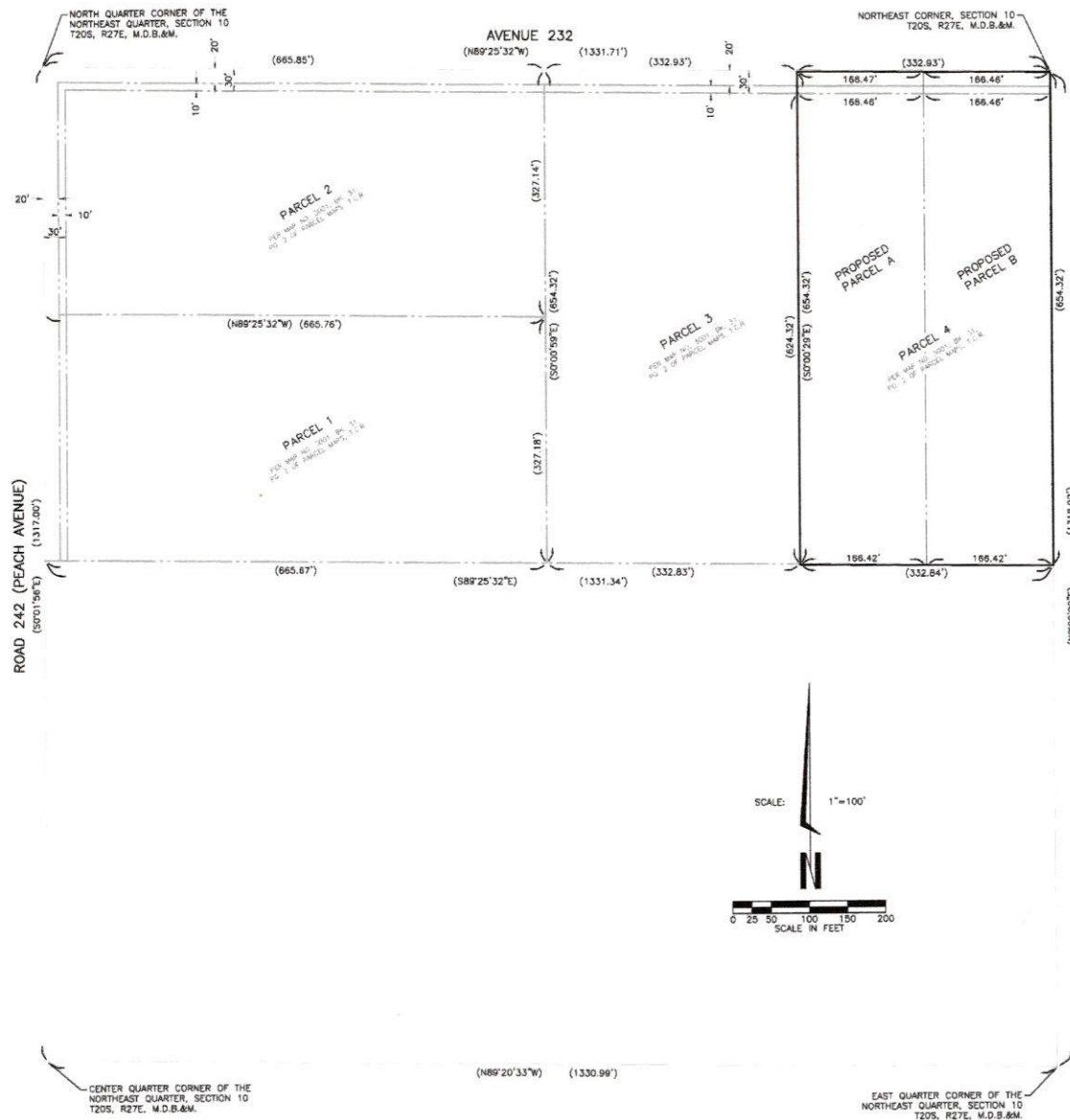
TULARE COUNTY PLANNING COMMISSION

---

Michael Washam, Secretary



# EXHIBIT "A"



## TENTATIVE PARCEL MAP

NO. \_\_\_\_\_

IN THE CITY OF LINDSAY,  
TULARE COUNTY, CALIFORNIA

APN: 210-010-037

### LEGAL DESCRIPTION

THE REAL PROPERTY IN AN UNINCORPORATED AREA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 4 OF PARCEL MAP NO. 3001, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 2 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### SITE ADDRESS

AVE. 232, APPROX. 1100 FT EAST OF  
RD 242, LINDSAY CA, 93247

### OWNER/SUBDIVIDER

LINO IBARRA OROZCO AND MARIA ESTELA DE IBARRA, WIFE AND  
HUSBAND AND JOSE GUADALUPE IBARRA OROZCO AND GLORIA  
VARGAS, AKA GLORIA V. IBARRA, HUSBAND AND WIFE.  
PO BOX 385, LINDSAY CA, 93247

### LEGEND

--- EXISTING PROPERTY LINE  
--- PROPOSED PROPERTY LINE  
--- SUBDIVISION MAP BOUNDARY  
( ) AS PER MAP NO. 3001 RECORDED IN BOOK 31, PAGE 2 OF PARCEL MAPS, T.C.R.  
T.C.R. TULARE COUNTY RECORDS

### GENERAL NOTES:

1. CURRENT AREA:
- 1.A. GROSS AREA: 217,800 SQ.FT. (5.000 AC) MORE OR LESS
- 1.B. NET AREA: 207,813 SQ.FT. (4.77) MORE OR LESS

PROPOSED PARCEL	GROSS AREA	NET AREA
PARCEL A	108,900 SQ.FT. (2.5 AC)	108,900 SQ.FT. (2.5 AC)
PARCEL B	103,906 SQ.FT. (2.385 AC)	103,906 SQ.FT. (2.385 AC)



PROJECT  
SITE

VICINITY MAP  
NOT TO SCALE

PREPARED ON:  
JANUARY 18, 2025

PREPARED BY:  
FOUR POINT LAND SURVEYING  
1077 N. WILLOW AVE.  
SUITE 105, PMB 70  
CLAVIS, CA 93611  
559-696-1701  
FOURPOINTSLS@GMAIL.COM





**TENTATIVE PARCEL MAP FACT SHEET**  
**PPM 25-004 – Daniel Lemus, Jr.**

Tentative Parcel Map No. PPM 25-004 is a request to allow the division of a 4.77-acre parcel into two (2) parcels: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone. The site is located at 24363 Avenue 232, Lindsay, CA, within the Foothill Growth Management Plan with a Foothill Agricultural Land Use Designation (APN: 210-010-037).

**I. General Plan**

1. Land Use Element : Foothill Growth Management Plan (FGMP)
2. Land Use Designation: Foothill Agricultural
3. Compliance:
  - a. Land Use Element Yes ☒ No ☐ N/A ☐
  - b. Circulation Element Yes ☒ No ☐ N/A ☐
  - c. Noise Element Yes ☒ No ☐ N/A ☐
  - d. Open Space Element Yes ☒ No ☐ N/A ☐
  - e. Safety Element Yes ☒ No ☐ N/A ☐
  - f. Housing Element Yes ☒ No ☐ N/A ☐
  - g. Conservation Element Yes ☒ No ☐ N/A ☐
4. Urban Boundaries Element:  
Outside UAB/UDB ☒ Inside UAB ☐ Inside UDB ☐ Inside Hamlet DB ☐
5. Airport Land Use Area Yes ☐ No ☒ N/A ☐  
Consistent with the policies of the Tulare County "Comprehensive Airport Land Use Plan."  
Yes ☐ No ☐ N/A ☒

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

1. Site: PD-F-M Zone. Proposed Parcel A contains a manufactured home, two (2) accessory structures, and a septic system. Proposed Parcel B is vacant.
2. Surrounding Area: PD-F-M Zoning. With open space, agricultural land and uses and residential structures and uses.
3. Compliance: Yes ☒ No ☐  
This division of land would create two (2) parcels. All proposed parcels meet or exceed the minimum lot size requirements of the existing zoning and land use.

**III. Subdivision Ordinance**

1. Exception: Yes ☐ No ☒ N/A ☐  
If Yes: Section(s) \_\_\_\_\_ pertaining to \_\_\_\_\_  
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: FEMA ZONE A
4. Soil(s): Clay Soils, Lewis Clay Loam, Class III, Moderate Shrink Swell, Severe Septic Tank Absorption

6. Ground Water Table: According to the Spring 2024 SMGA Data Viewer, there is no data available for this project site.
7. 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**

- |                       |     |                          |    |                                     |
|-----------------------|-----|--------------------------|----|-------------------------------------|
| 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 type="checkbox"/>            |

**VII. Parcel Information:**

1. Parcel Creation (when/how existing parcels were created):  
APN 210-010-037 was created by Tentative Parcel Map No. PPM 81-207 and recorded as Document No. 1983-0020130 on April 29, 1983.
2. Previous Parcel Activity/Permits:  
Building Permit No. A9803488 (Finaled) for a building permit for the installation of a 24' x 44' manufactured home.
3. Access to Parcels: ☒ Direct - The proposed parcels lie on the south side of Avenue 232, which is a county-maintained road.  
☐ Indirect - \_\_\_\_\_
4. Water Source: ☐ Domestic Well ☐ Irrigation Well  
☐ District \_\_\_\_\_ Will Serve Letter on File ☐  
☒ Community System: Lindsay Irrigation District  
☐ Private Water Co. \_\_\_\_\_
5. Sewage Disposal: ☒ Septic Tank-Leach Line System  
☐ District \_\_\_\_\_ Will Serve Letter on File ☐  
☐ Other \_\_\_\_\_
6. Fire Protection: Tulare County - Fire Station 15 / City of Lindsay Fire Department
7. Police Protection: Tulare County Sheriff – Porterville Substation
8. Public Utilities: SoCal Edison / Propane Tank(s)
9. Environmental Determination: ☒ Exempt (Section 15061(b)(3))  
☐ Negative Declaration  
☐ Mitigated Negative Declaration

**VIII. SUBSEQUENT ACTIONS:**

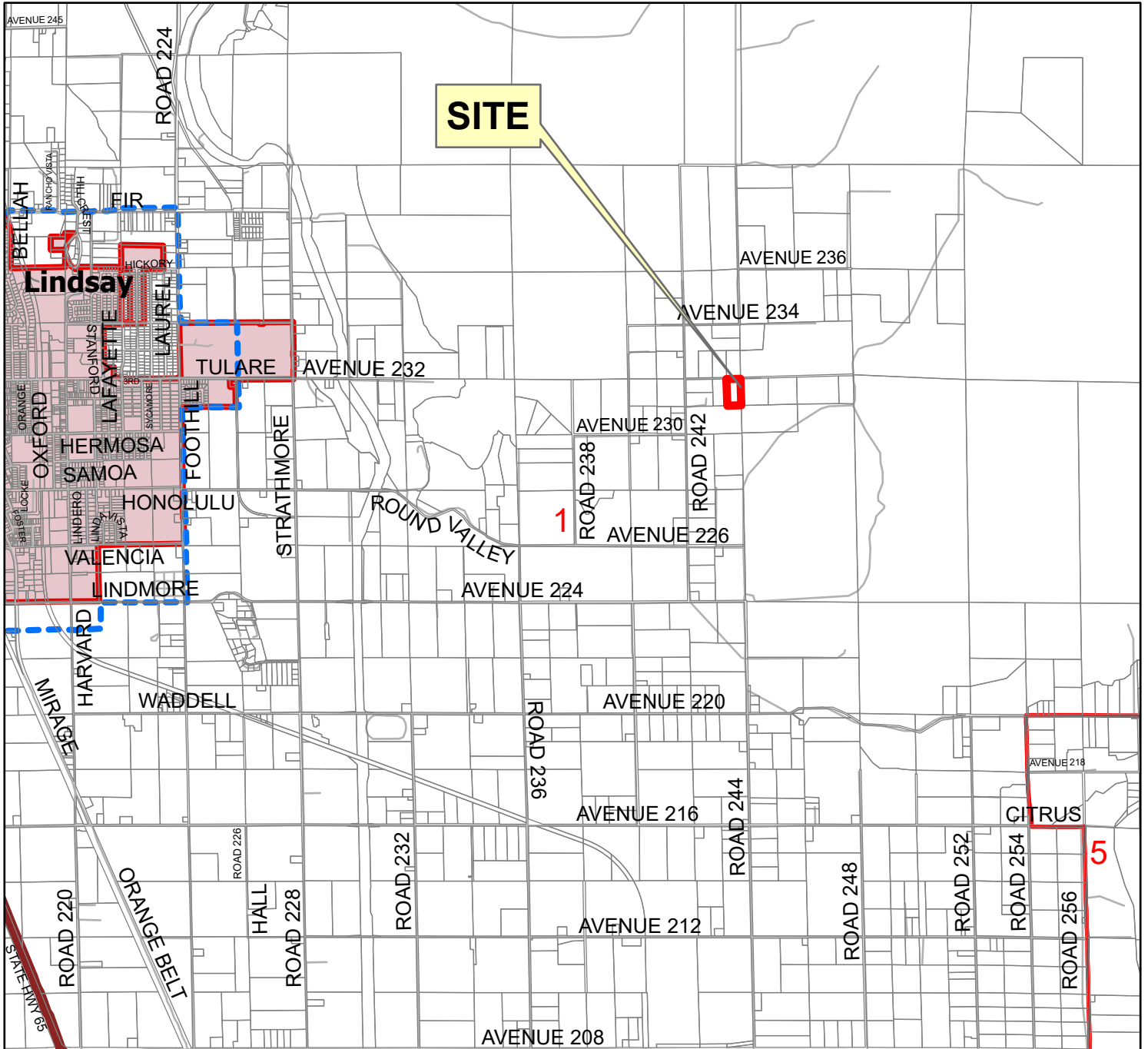
1. **Appeals:** The Planning Commission's decision for approval or denial of the Tentative Parcel Map is final unless the decision is appealed to the Board of Supervisors within ten (10) calendar days after the decision. Said appeal shall be in writing and shall specifically set forth the project case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

# Vicinity Map for PPM 25-004



Supervisorial District 1

- Supervisorial Districts
- Highways
- Streets
- Cities

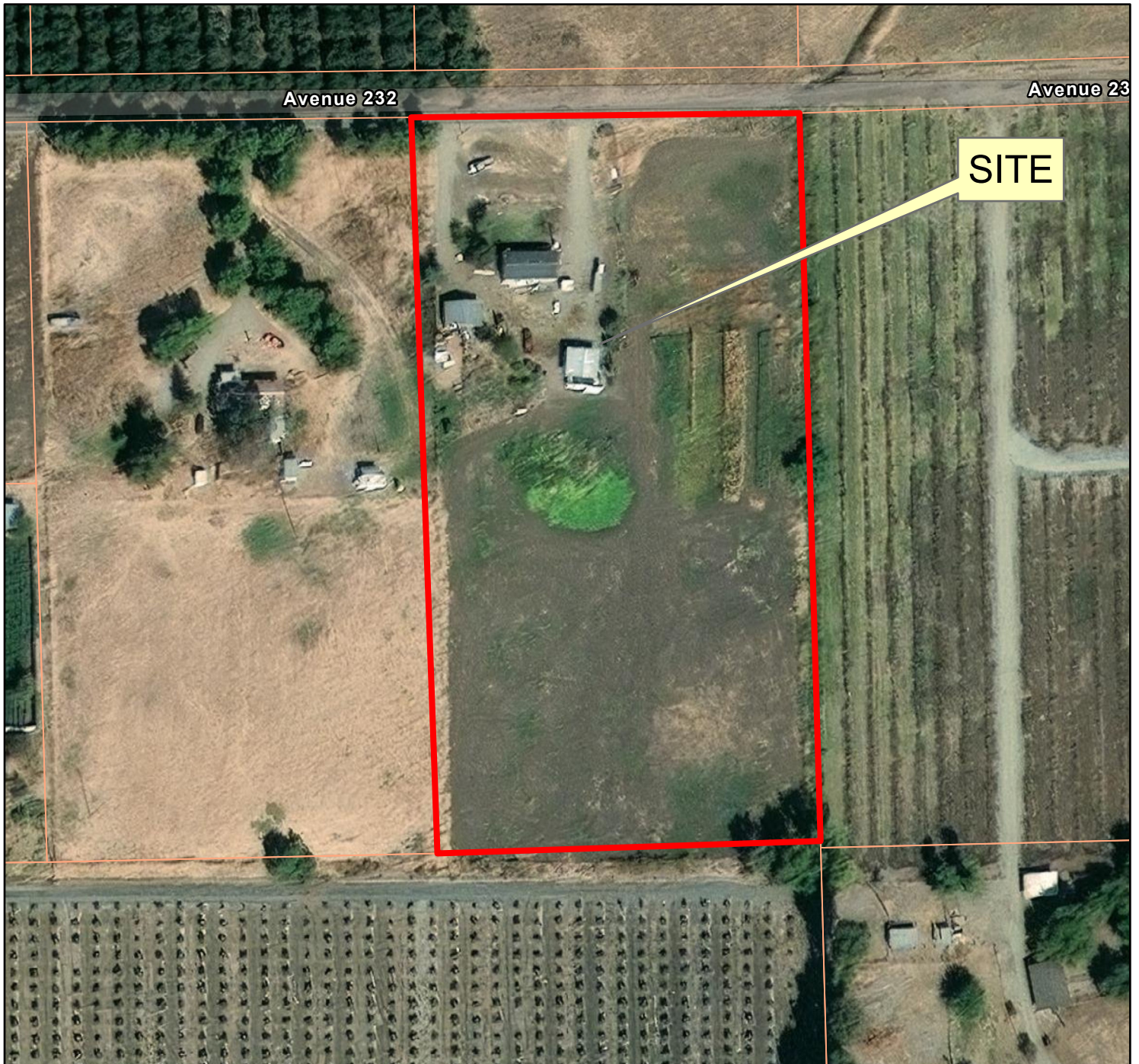
- UDB
- TaxParcel
- PPM 25-004

0 0.5 1 Miles





# Aerial Photograph for PPM 25-004



Owner: DANIEL LEMUS JR. & JOSE G. IBARRA  
Applicant: DANIEL LEMUS JR.  
Address: 24363 AVENUE 232  
City, State, ZIP: LINDSAY, CA 93247  
Supervisorial District: 1  
Assessors Parcel: 210-010-037

Tax Parcels

UDB

City Boundaries

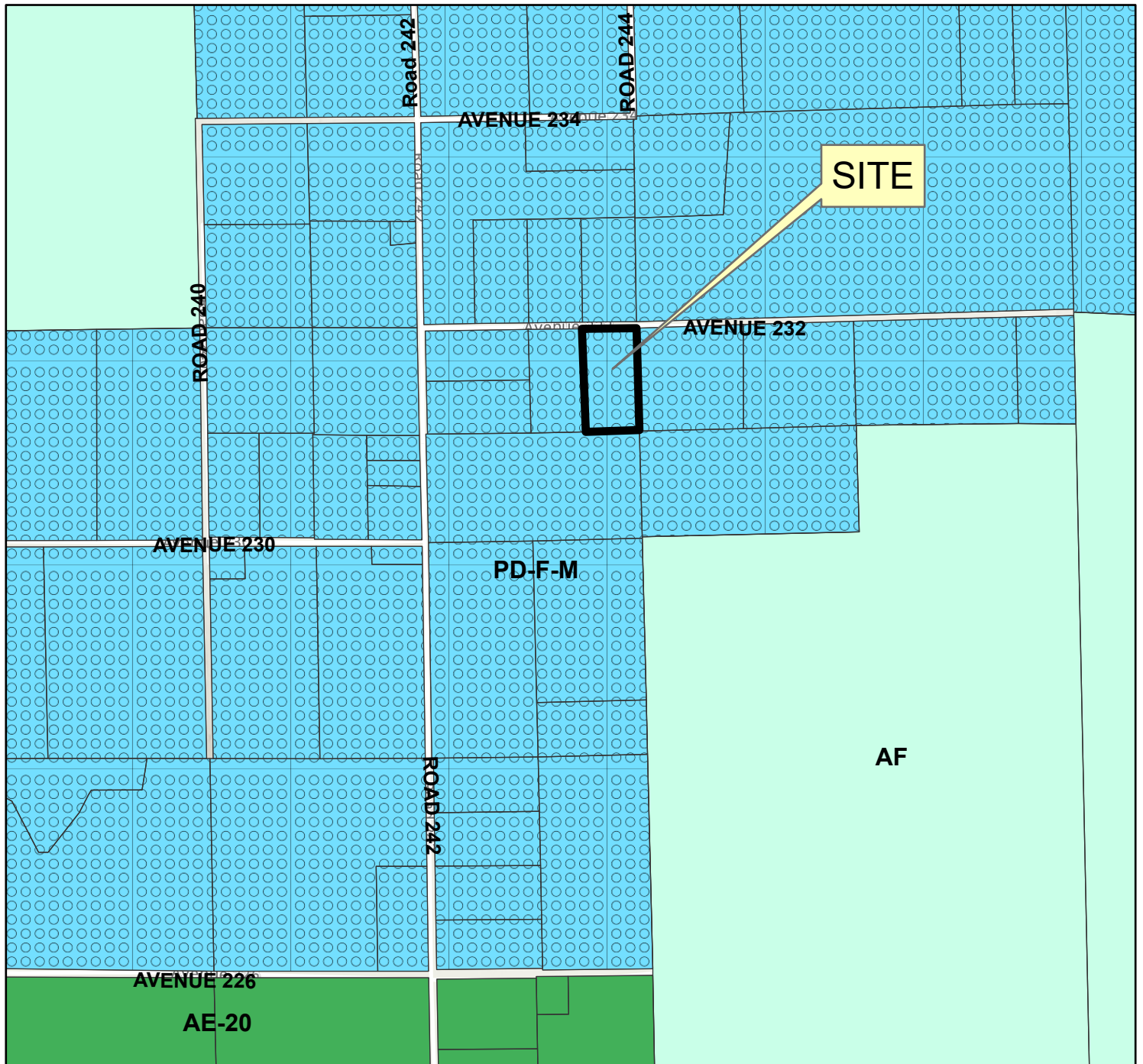
Tulare County Boundary

PPM 25-004

0 100 200 300 Feet








# Existing Zoning Map for PPM 25-004



Applicant: Tulare County RMA  
Address: 5961 S. Mooney Blvd.  
City, State, ZIP: Visalia, CA 93221  
Supervisory District: 4  
Assessors Parcel: 040-020-072, 040-010-028,  
& 045-010-026

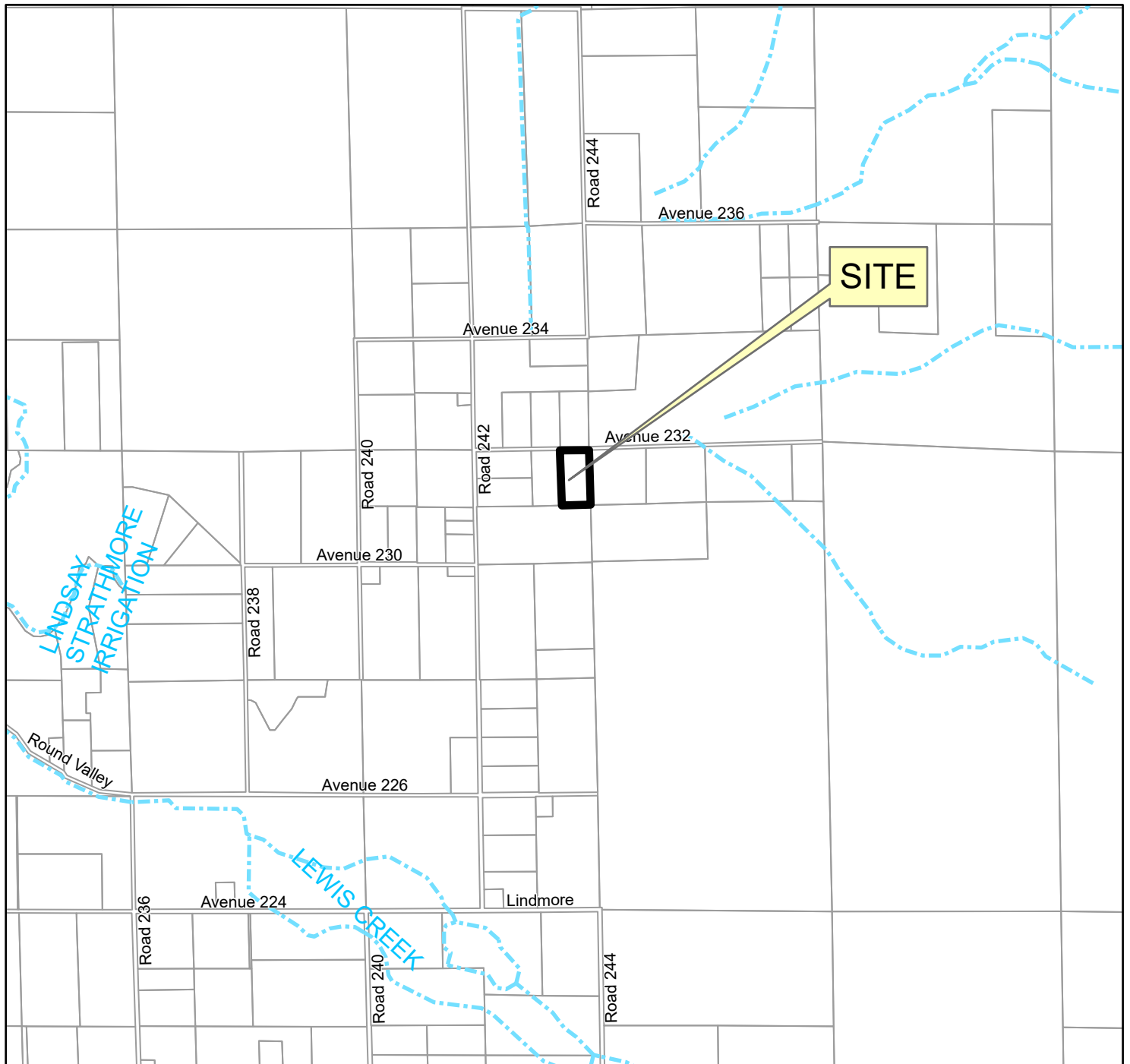
0 500 1,000 2,000  
US Feet

ZONE	
	PD-F-M
	AE-20
	AF
	PPM 25-004
	Parcels





# Waterways Map for PPM 25-004

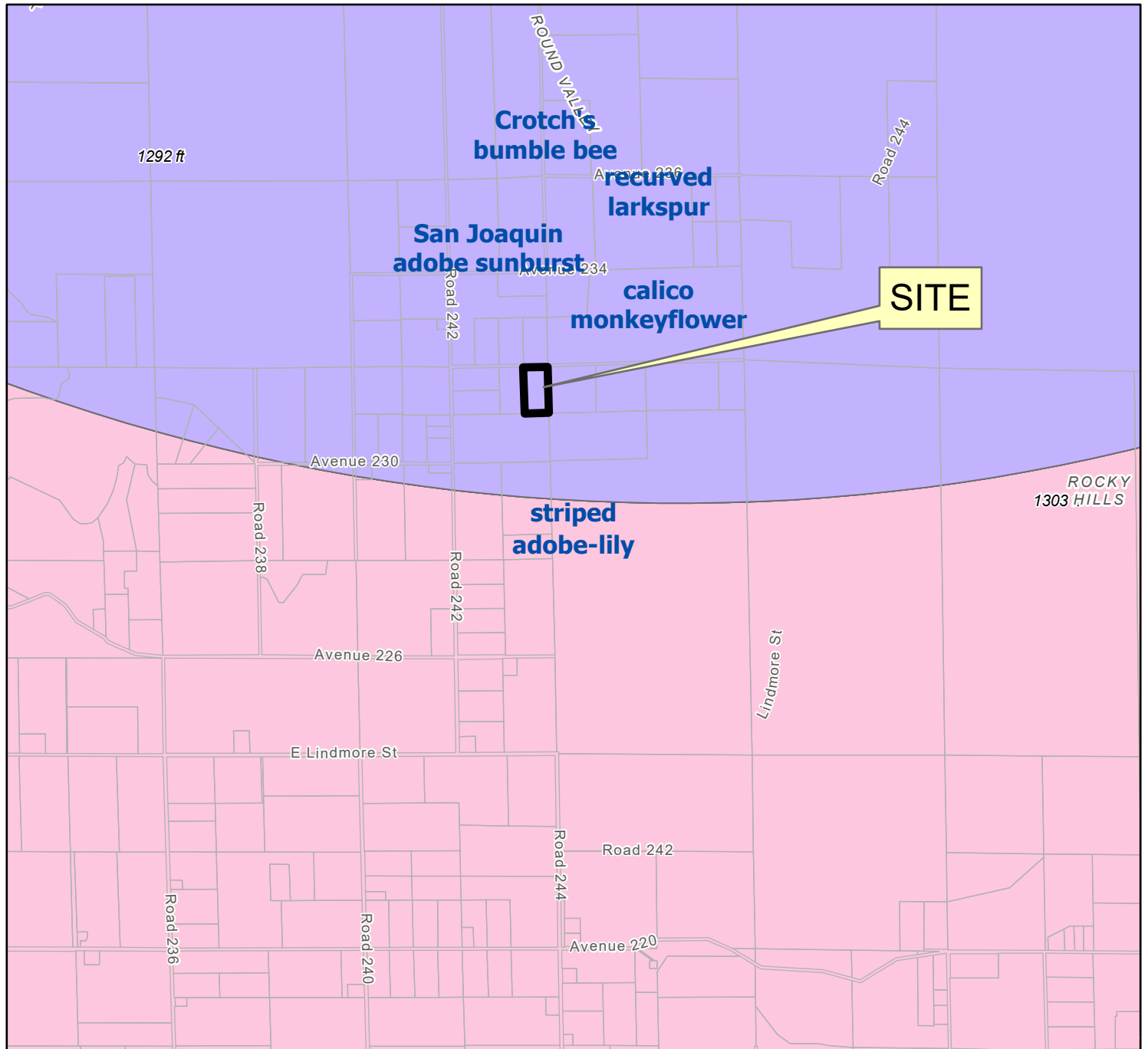


- Waterways
- County Boundary
- Parcels
- UDB
- PPM 25-004

0 0.25 0.5 Miles



# Species of Concern for PPM 25-004



## Legend

CNDDDB (Aug 2024)

CNAME

- San Joaquin adobe sunburst
- calico monkeyflower

- recurved larkspur
- striped adobe-lily
- <all other values>
- Parcels
- PPM 25-004

0 0.25 0.5 1 Miles





# TULARE COUNTY RESOURCE MANAGEMENT AGENCY

Reed Schenke, Director  
Michael Washam, Associate Director  
Aaron Bock, Assistant Director

Economic Development & Planning | Public Works

5961 S. Mooney Blvd., Visalia, CA 93277 | (559) 624-7000 | [tularecounty.ca.gov/RMA](http://tularecounty.ca.gov/RMA)

DATE: March 11, 2025

## PROJECT REVIEW - CONSULTATION NOTICE

To: Interested Agencies (see next page)

From: Jose Saenz, Project Planner

Subject: Case No. Tentative Parcel Map No. PPM 25-004 with a required Final Map was applied by the Applicant, Daniel Lemus Jr, 835 N. Bellah Avenue, Lindsay, for the property owners Jose Guadalupe Ibarra, 24424 Avenue 204, Strathmore and Lino Ibarra, 24363 Avenue 242, Lindsay. The purpose of this project is to divide the original 4.77-acre parcel into two (2) parcels. Proposed Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overla11) Zone and within the Foothill Growth Management Plan (FGMP). The property is located at 24363 Avenue 232, Lindsay (APN 210-010-037).

The Tulare County Resource Management Agency, Development Services Branch, has received an application for a land development permit. A copy of the application package is attached for your information.

Please review this project and provide any comments and/or recommendations that you feel are appropriate including any scientific or factual information that would be useful in our evaluation. Please indicate in your response which CEQA document this department should prepare:

☒ Categorical Exemption: 15061(b)(3) Common Sense Exemption

☐ Negative Declaration:

☐ Mitigated Negative Declaration

☐ Environmental Impact Report

☐ Other: \_\_\_\_\_

To all local agencies wishing to make recommendations, all comments must be received by our office by **March 26, 2025**, in order to be considered during the review process.

Special Notice to Agencies: Notice of a public hearing for this project will be mailed at least ten (10) days prior to the hearing. If your agency will be significantly affected by this project with respect to your ability to provide essential facilities and/or services, and you wish to receive notice of the public hearing, please state this in your response.

Our office appreciates your time and assistance with this project review. Please direct all correspondence to the Project Planner and Case Number referenced above for this project.

**CASE NO. PPM 25-004**  
**CONSULTING AGENCY LIST**

**TULARE COUNTY AGENCIES**

- ☐ R.M.A. - Building Division
- ☐ R.M.A. - Code Compliance Division
- ☐ R.M.A. - Environmental Coordinator
- ☐ R.M.A. - Community Dev./Redevelopment Division
- ☒ R.M.A. - Flood/Permits/Subdivisions Division
- ☐ R.M.A. - Parks and Recreation Division
- ☐ R.M.A. - Building Services Division
- ☐ R.M.A. - General Services Division
- ☐ R.M.A. - Transportation/Utilities Division
- ☐ R.M.A. - Solid Waste Division
- ☒ H.H.S.A. - Environmental Health Services Division
- ☐ H.H.S.A. - HazMat Division
- ☒ Fire Chief (2 copies)
- ☐ Sheriff's Department - Visalia Headquarters
- ☐                                      Traver Substation
- ☐                                      Orosi Substation
- ☐                                      Pixley Substation
- ☐                                      Porterville Substation
- ☐ Agricultural Commissioner
- ☐ Education Department
- ☐ Airport Land Use Commission
- ☐ Supervisor District ☐
- ☒ Assessor
- ☒ Abraham Folk

**LOCAL AGENCIES**

- ☐ Levee Dist. No 1\*
- ☐ Levee Dist. No 2\*
- ☐ \_\_\_\_\_ Irrigation Dist\*
- ☐ \_\_\_\_\_ Pub Utility Dist\*
- ☐ \_\_\_\_\_ Comm. Service Dist\*
- ☐ \_\_\_\_\_ Town Council\*
- ☐ \_\_\_\_\_ Elem. School Dist\*
- ☐ \_\_\_\_\_ High School Dist\*
- ☐ City of \_\_\_\_\_ \*
- ☐ County of \_\_\_\_\_ \*
- ☐ Tulare Lake Basin Water Storage Dist\*
- ☐ \_\_\_\_\_ Advisory Council\*
- ☐ \_\_\_\_\_ Fire District\*
- ☐ \_\_\_\_\_ Mosquito Abatement\*
- ☐ Kaweah Delta Water 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**

- ☐ Dept. of Fish & Wildlife Dist 4
- ☐ \_\_\_\_\_, DFG Area
- ☐ Biologist
- ☐ Alcoholic Beverage Control
- ☐ Housing & Community Development
- ☐ Reclamation Board
- ☐ Regional Water Quality Control Board - Dist. 5
- ☐ Caltrans Dist. 6\*
- ☐ Dept. of Water Resources\*
- ☐ Water Resources Control Board\*
- ☐ Public Utilities Commission
- ☐ Dept. of Conservation
- ☐ State Clearinghouse (15 copies)
- ☐ Office of Historic Preservation
- ☐ Dept. of Food & Agriculture
- ☐ State Department of Health
- ☐ State Lands Commission
- ☐ State Treasury Dept. - Office of Permits Assist.
- ☐ \_\_\_\_\_

**OTHER AGENCIES**

- ☐ U.C. Cooperative Extension
- ☐ Audubon Society - Condor Research
- ☐ 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)



# RESOURCE MANAGEMENT AGENCY

## INTEROFFICE MEMORANDUM

---

March 11, 2025

**TO:** Jose Saenz, Project Planner

**FROM:** Donn Dwyer, EH Land Surveyor III, County Surveyor's Office

**SUBJECT:** **Tentative Parcel Map, Final Map Required**, Case No. PPM 25-004  
Response to March 11, 2025, consultation request.

### **Map Examination**

An examination of the map was 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)]:**

- Proposal is a division of Parcel 4 of Parcel Map 3001 P.M. 31-2. Reference and dimensions of Parcel 4 are shown on tentative map.

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

- Dimensions on tentative map show even division of Parcel 4 into two 2.5-acre parcels. The note on the tentative map shows Proposed Parcel A being 2.5 acres and Proposed Parcel B being 2.385 acres. This discrepancy will be addressed at final map review.

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

- Right of way is 30' easement per Book 8 Page 92 of Rights of Way and Document 1982-0039720 of Official Records. Dimensioned correctly on tentative map, but no document reference.

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

- Title report not provided. It is not known if this map correctly shows all existing easements. An easement in favor of Southern California Edison and a restriction on location of sewage disposal systems is noted on Parcel Map 3001.

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

- No comments.

### **Waived Map Legal Description Examination**

An examination of the legal description was made for consistency with between created parcels and the parent boundary; readability; absent of ambiguity; and mathematical accuracy.

#### **Legal Description Comments:**

No legal descriptions submitted as a final map is required.

### **Other Comments:**

.

### **Recommendations:**

### **Attachments:**

# RESOURCE MANAGEMENT AGENCY



## INTEROFFICE MEMORANDUM

---

March 13, 2025

**TO:** Jose Saenz, Project Planner  
**FROM:** Vanesa Sandoval, Engineer II  
**SUBJECT:** Case No. PPM 25-004

**OWNER:** Jose Guadalupe Ibarra  
**APN:** 210-010-037

The subject Case No. PPM 25-004 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 4.77-acre parcel into two parcels of 2.5 acres and 2.385 acres.

### **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. 1310. The subject site is located within Zone A.

An elevation certificate and associated flood hazard mitigation measures will be required on all proposed buildings within a FEMA Zone A.

### **Right-of-way Information:**

The proposed parcels lie on the south side of Avenue 232. The existing right of way on Avenue 232 is 50 feet (20 feet on the north side and 30 feet on the south side). Ultimate right of way on Avenue 232 is 60 feet.

**Road Information:**

According to the county's maintained mileage maps, Avenue 232 is a county maintained road

Based on the 2024 Pavement Management System database, the existing pavement width on Avenue 232 is 14 feet and the pavement type is asphalt concrete.

We have no recommended conditions for the subject case.





**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

March 20, 2025

JOSE SAENZ  
RESOURCE MANAGEMENT AGENCY  
5961 SOUTH MOONEY BLVD  
VISALIA, CA 93277

**Re: PARCEL MAP, PPM 25-004**

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 tanks, leachlines, etc.) will remain on the same parcel as the structure(s) being served. Septic systems are not allowed to cross existing, or proposed, property lines.

Regards,

A handwritten signature in blue ink, which appears to read "Kevin Bangsund".

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



# TULARE COUNTY FIRE DEPARTMENT

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

**Charlie Norman**  
FIRE CHIEF

March 17, 2025

Attn: Jose Saenz

Tulare County Fire Department has conducted a plan review on plans # PPM 25-004, the following is a list of requirements for: Land Division into two (2) parcels - Parcel A: 2.5 acres - Parcel B: 2.385 acres.

## GENERAL FIRE REQUIREMENTS

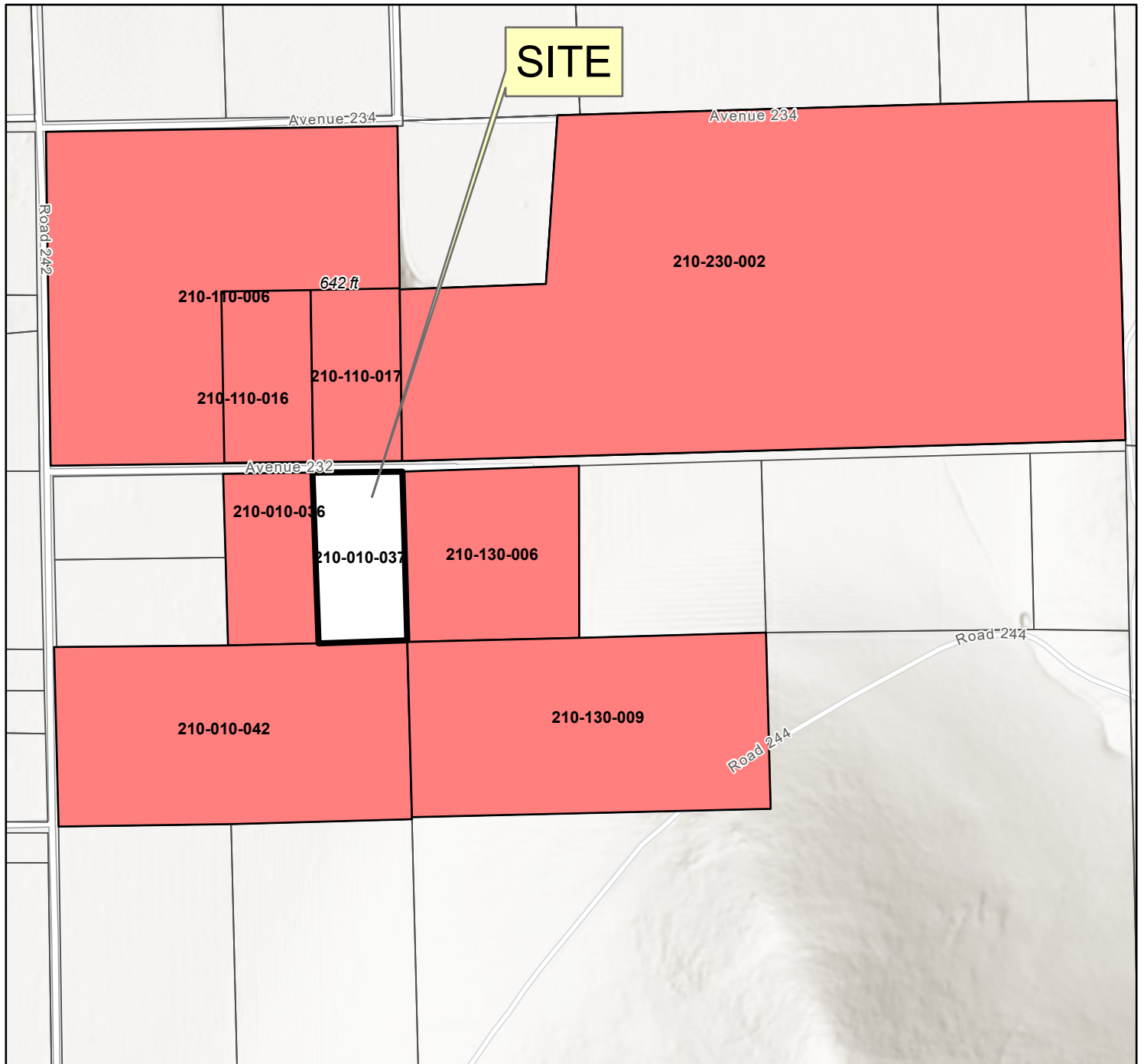
- No comment on the zoning issue. Building requirements are as follows.
- Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street on existing and future structures.
- All-weather (2" after compact- crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance.
- Any new or 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 and C requirements for fire water flow requirements 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

# Location and Property Ownership Map for Hearing Notification for PPM 25-004



Owner: DANIEL LEMUS JR. & JOSE G. IBARRA

Applicant: DANIEL LEMUS JR.

Address: 24363 AVENUE 232

City, State, ZIP: LINDSAY, CA 93247

Supervisory District: 1

Assessors Parcel: 210-010-037

0 250 500 1,000 1,500 Feet

- Parcels
- UDB
- PPM 25-004
- 300' Radius Parcels



NOTICE OF PUBLIC HEARING AND AVAILABILITY  
OF ENVIRONMENTAL DOCUMENT

An **Exemption for Tentative Parcel Map No. PPM 25-004** 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 **Jose Saenz, Planner IV**, at **559-624-7131** or **E-mail** him at **[jsaenz@tularecounty.ca.gov](mailto:jsaenz@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 25-004

**APPLICANT/AGENT:** Daniel Lemus, Jr.

**LOCATION:** 24363 Avenue 232, Lindsay (APN 210-010-037)

**PROJECT DESCRIPTION:** Request to allow the division of a 4.77-acre parcel into two (2) parcels: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), located in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone, within the Foothill Growth Management Plan (FGMP).

**ENVIRONMENTAL DOCUMENT:** A Common Sense 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.

**REVIEW PERIOD:** 10 days until Monday, April 21, 2025, at 5:00 p.m.

**PUBLIC HEARING:** Planning Commission on Wednesday, April 23, 2025, at 9:00 a.m.

All meetings are 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: April 9, 2025

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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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

**Lead Agency:** County of Tulare c/o Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277 (559) 624-7000  
Attn: [gmills@tularecounty.ca.gov](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

**Applicant(s):** Daniel Lemus, Jr.  
835 N. Bellah Avenue  
Lindsay, CA 93247 (559) 361-3624

**Project Title:** Tentative Parcel Map No. PPM 25-004

**Project Location - Specific:** 24363 Avenue 232, Lindsay, CA 93247 (APN 210-010-037)

**Project Location- Section, Township, Range:** Section 10, Township 20S, Range 27E

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

**Description of Nature, Purpose, and Beneficiaries of Project:** The Applicant is requesting to allow the division of a 4.77-acre parcel into two (2) parcels: Parcel A = 2.5 acres (108,900 square feet), Proposed Parcel B = 2.385 acres (103,903 square feet), in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome Overlay) Zone. The beneficiary of this project would be for the Applicant.

**Exempt Status:** (check one)

- ☒ Common Sense Exemption: **CEQA Guidelines 15061(b)(3)**  
☐ Statutory Exemptions: **CEQA Guidelines Section 15262 Feasibility and Planning Studies**

**Reasons why project is exempt:** This action is consistent with Section 15061(b)(3), Common Sense Rule. Section 15061(b)(3) is applicable and appropriate as the intent of the project is to divide a property. The project will not change the land use, and no additional public services will be required.

**Environmental Assessment Officer:** Reed Schenke, P.E., RMA Director/ EAO

**Name of Public Agency Approving Project:** County of Tulare

**Project Planner/Representative:** Jose Saenz, Planner IV **Telephone:** (559) 624-7131

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: Chief Planner,  
Gary A. Mills Environmental Planning Division

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: Associate RMA Director, Designee  
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency Date submitted to the LCI/SCH: \_\_\_\_\_