



Resource Management Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: December 17, 2024

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	Yes

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

SUBJECT: Approve the Final Map of Subdivision Tract No. TSM 20-001

REQUEST(S):

That the Board of Supervisors:

1. Approve the Final Map of Subdivision Tract No. TSM 20-001, located at the northwest corner of State Route 137 and Road 132, east of the City of Tulare.
2. Approve the Agreement with Gamaliel Aguilar to complete all required improvements for Subdivision Tract No. TSM 20-001 for the period of one year after Board approval.
3. Authorize the Chair of the Board to sign the Agreement.
4. Direct the Clerk of the Board to record the agreement with the Clerk-Recorder.

SUMMARY:

The subdivider for Subdivision Tract No. TSM 20-001 is Gamaliel Aguilar. This tract map involves the division of a 12-acre site into six 2.0-acre lots, located at the northwest corner of State Route 137 (Avenue 232) and Road 132, east of the City of Tulare.

The Planning Commission conditionally approved the tentative map for this subdivision on May 13, 2020, as Resolution No. 9733. Among the conditions of approval, Condition No. 8 requires the subdivider to construct private road improvements to serve the newly created lots.

The agreement submitted for your Board's approval is necessary to ensure compliance with Condition No. 8. The subdivider plans to defer construction of the required road improvements until after final map approval. Under the agreement's terms, the subdivider must complete all required improvements within 12 months of the agreement's effective date.

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The required road improvements include:

- A paved road providing access to the subdivision from State Route 137.
- Two paved roads within the private vehicular access easements created by the map, each terminating in a bulbous turnaround designed to meet County standards.

Improvement plans were subject to plan approval, and construction will be inspected by the Resource Management Agency's Public Works Branch. It must adhere to applicable County standards and specifications.

The Economic Development & Planning Director has certified that the Final Map is consistent with the approved tentative map. The Public Works Director has certified that the requirements of the Subdivision Map Act and applicable local ordinances have been met. In accordance with State law, the Board must approve a final map if it complies with these requirements. As there is no evidence of noncompliance, the County is obligated to approve the Final Map for this subdivision.

To ensure quality construction, 10% of the security provided by the subdivider to guarantee faithful performance will be retained by the County for one (1) year following the acceptance of improvements. This retention serves as a warranty against defective work or materials, as stipulated in Section 7-01-2045 of the Ordinance Code. Additionally, the security for payment to contractors, subcontractors, and suppliers will be retained for 90 days after the completion of the required improvements.

Since no public improvements are associated with this tract map, and maintenance of the roads will be the responsibility of the lot owners, the formation of Assessment Districts is not required.

FISCAL IMPACT/FINANCING:

There is no net cost to the County's General Fund.

The subdivider is responsible for the cost of constructing the required road improvements. Future road maintenance and general liability will be the responsibility of the lot owners.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the economic well-being initiative to promote economic development opportunities and effective growth management.

ADMINISTRATIVE SIGN-OFF:

/s/ Reed Schenke

Reed Schenke, P.E.
Director

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Cc: County Administrative Office

Attachment A – Vicinity Map

Attachment B – TSM 20-001 Final Map

Attachment C – TSM 20-001 Improvement Agreement