



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

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

**PLANNING COMMISSION**

CHAIRMAN: Gil Aguilar  
VICE-CHAIR: Ed Dias  
COMMISSIONERS:  
Terren Brown  
Carlos Aleman  
Bill Whitlatch  
Wayne Millies  
Maria McElroy  
AIRPORT LAND USE COMMISSIONERS  
(ALUC)  
Bill Whitlatch  
Steve Dwelle

<b>Project Number:</b> EOT 22-007 for PPM 18-032	<b>Agenda Date:</b>	<b>09/28/22</b>
<b>Applicant:</b> John Vincent	<b>Agenda Item Number:</b>	4D
<b>Agent:</b> QK	<b>AGENDA ITEM TYPE</b>	
<b>Subject:</b> Request for a two-year extension of time for Tentative Parcel Map No. PPM 18-032, to September 26, 2024, requested by John Vincent, PO Box 306, Woodlake, CA 93286 (agent: Craig Knopf, PLS, 901 E. Main Street, Visalia, CA 93292) for a division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).  <b>Environmental Review:</b> Previously approved Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PPM 20-019.	Presentation	
	Consent Calendar	X
	Unfinished Business	
	New Business	
	Public Hearing	
	Continued Public Hearing	
	Discussion	
	<b>ACTION REQUESTED</b>	
	Resolution – Board of Supervisors	
<b>Motion(s):</b> One	Resolution – Planning Commission	X
<b>Contact Person:</b> David Alexander	Decision - Director	

**RECOMMENDATIONS:**

**That the Planning Commission:**

Approve a TWO-Year Extension of Time for the conditionally approved Tentative Parcel Map No. PPM 18-032, to September 26, 2024, requested by John Vincent, PO Box 306, Woodlake, CA 93286 (agent: Craig Knopf, PLS, 901 E. Main Street, Visalia, CA 93292) for a division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

**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.

**PROJECT OVERVIEW:**

The applicant is requesting an extension of time for Tentative Parcel Map No. 18-032, which was conditionally approved by the Planning Commission on September 26, 2018, by Resolution No. 9518, and an Extension of Time was approved by the Planning Commission on October 14,

**SUBJECT:** Extension of Time No. EOT 22-007 for PPM 18-032

2020, for a two year extension. An Initial Study/Environmental Checklist resulted in the determination that an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was the appropriate environmental document for the project.

Staff has reviewed the proposal, recent aerial photos available on Google, and the environmental documents to ensure that the facts are still relevant to the proposed projects and that there are no new issues to address.

**ENVIRONMENTAL SUMMARY:**

A previously approved Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PPM 18-032, Resolution No. 9518.

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

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

**ATTACHMENTS:**

Attachment No. 1 – Draft Resolution

Attachment No. 2 – Recorded Tentative Parcel Map No. PPM 18-032 and  
Approved Extension of Time No. EOT 20-008

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF EXTENSION OF	)	
TIME NO. EOT 22-007 FOR TENTATIVE	)	RESOLUTION NO. DRAFT
PARCEL MAP NO. PPM 18-032	)	
VINCENT	)	

Resolution of the Planning Commission of the County of Tulare granting a Two-Year Extension of Time for the conditionally approved Tentative Parcel Map No. PPM 18-032, to September 26, 2024, requested by John Vincent, PO Box 306, Woodlake, CA 93286 (agent: Craig Knopf, PLS, 901 E. Main Street, Visalia, CA 93292) for a division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

WHEREAS, on September 26, 2018, the Planning Commission approved Tentative Parcel Map No. 18-032, and was Recorded by the Tulare County Recorders Office by Resolution No. 9518, and

WHEREAS, on October 14, 2020, the Planning Commission approved Extension of Time No. EOT 20-008, and

WHEREAS, on August 23, 2022, the applicant submitted an application for a two-year extension of time for the project, and

WHEREAS, said Use for which the Tentative Parcel Map was obtained, has not begun, and

WHEREAS, said Tentative Parcel Map would become null and void after September 26, 2022, unless an extension of time is granted, and

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

WHEREAS, the Planning Commission determined, after considering all the evidence presented, that extending the Tentative Parcel Map for two years would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare, and

WHEREAS, on September 28, 2022, at a regular meeting, the Planning Commission determined, after considering all the evidence presented, that extending the expiration date of

Tentative Parcel Map No. 20-019 for two additional years would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare.

NOW, THEREFORE, BE IT RESOLVED THAT a two-year extension of time, to September 26, 2024, for Tentative Parcel Map No. PPM 18-032, requested by John Vincent, PO Box 306, Woodlake, CA 93286 (agent: Craig Knopf, PLS, 901 E. Main Street, Visalia, CA 93292) for a division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

The foregoing resolution was adopted upon motion of Commissioner ~, seconded by Commissioner ~, at a regular meeting of the Planning Commission on September 28, 2022 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

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Michael Washam, Secretary

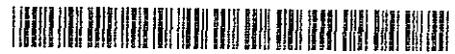
Attachment No. 2

**RECORDING REQUESTED BY:**

Tulare County Resource Management Agency

**AND WHEN RECORDED MAIL TO:**

Tulare County Resource Management Agency  
Project Review Planning Division  
5961 South Mooney Blvd.  
Visalia, CA 93277-9394



2019-0047555

Recorded  
Official Records  
County of  
Tulare  
ROLAND P. HILL  
Clerk Recorder

REC FEE 54.00  
AFF SB2 HOUSE 75.00

12 12PM 29-Aug-2019 LC  
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**THIS SPACE FOR RECORDER'S USE ONLY**

Please record attached PPM 18-032 Resolution No. 9518

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE ) RESOLUTION NO. 9518  
PARCEL MAP NO. PPM 18-032 )  
VINCENT – FINAL MAP )

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 18-032, with one exception and the requirement to file a final map, requested by John C. Vincent, PO Box 306, Woodlake, CA 93286 (Agent: D. Craig Knopf, of QK, Inc., Land Surveyor, PO Box 3699, Visalia, CA 93278) to allow the division of one 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

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, on September 13, 2018, a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County to consider the proposed Project; and

WHEREAS, a public hearing was held in the Board of Supervisors Chambers and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on September 26, 2018; and

WHEREAS at that meeting of the Planning Commission, public testimony was received and recorded from no one in support of the proposal and no one spoke in opposition to the proposal; and

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

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

1. The project was determined to be categorically exempt in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures. The project is compatible with this exemption because the project would allow one single-family residence on each newly-created parcel.
2. Entitlement is found in Section 18.7: "F" Foothill Combining Zone, pertaining to divisions of land of, "All real property, improved or unimproved, which is shown on the latest adopted county tax roll as a unit or as contiguous units and which is owned by the same person or persons shall not be divided, after F zoning is applied, unless a site plan for such division of land is first filed for review and recommendation by the Planning Commission...." There is no established minimum acreage in the F Zone, rather the following general guideline has been adopted, "The maximum density for land with slopes between 15 percent and 29 percent shall be one (1) residential unit per two and one half (2 ½) acres unless it can be demonstrated that site specific lot design and innovative waste water disposal can overcome the inherent problems of steep slopes and thin soils. The Cibo-rock Outcrop Complex soil type indicates that the site is within the 15% to 30% slope range and is, therefore, in compliance with the adopted guideline since the parcels exceed 2 ½ acres in size.
3. One Exception was requested from Section 7-01-2230 of the Ordinance Code, pertaining to easements for vehicular access, whereas the Code requires the road width to be equal to Class 1 road standards (36 feet), which would be 20 feet wider than the 16-foot wide County paved road to which it would connect. The request is that an 18-foot width be allowed, which meets the minimum required by County Fire Department. The exception is appropriate because the County Fire Department has accepted the reduced PVAE width of 18 feet.
4. The project is located in the Foothill Growth Management Plan and the Land Use Designation is "Foothill Agriculture." The Project was found to be consistent with the following relevant General Plan Policies: (1) AG-1.14 Right-to-Farm Noticing; (2) FGMP Development Standard 3.12. This division of land is compatible with the General Plan 2030 in that the Development Standards within the FGMP will be applied to the project as conditions of approval.
5. This tentative parcel map would allow the division of one 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake.
6. This site was created as Parcel 1 of Lot Line Adjustment Map No. PLA 18-024,

approved by the Director on August 1, 2018, prior to this project being scheduled before the Planning Commission.

7. Access will be provided via a Private Vehicular Access Easement originating at the intersection of Avenue 370 (not maintained) and Road 194. Parcel 1 has access via a 200' long PVAE in a westerly direction; Parcel 2 has direct access to the intersection of Avenue 370 and Road 194; and Parcels 3 & 4 have access via a 457' long PVAE in a southerly direction. The Remainder Parcel has access to the intersection via a 654' long PVAE. The maximum length of a PVAE in mountainous areas is 1,000 feet. No exception is required. The subject site is located within the FEMA Flood Zone X, based upon 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. 660. Construction of buildings within Zone X requires no specific flood mitigation measures. Water will be provided by domestic wells and liquid waste will be disposed of by septic tank – leach line systems.
8. The Planning Commission, after consideration of all evidence presented, found that approval of said parcel map will promote the orderly growth of the unincorporated portions of the County and will assure the health, safety, and welfare of the people of the County.
9. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution 2010-0927, a Notice of Intent to Collect Tulare County Public Facility Fees, also known as Developer Impact Fees. New Development may be subject to County Development Impact fees.
10. 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 18-032; 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.

AND, BE IT RESOLVED THAT:

A. 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 Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures.

B. The Planning Commission hereby approves Tentative Parcel Map No. PPM 18-032, pursuant to Sections 7-01-2360 and 7-01-2365, subject to the following conditions:

**General 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 final parcel map expires may be extended for a period or periods not exceeding a total of five years by the Planning Commission.
2. In accordance with Section 7-29-1070(a) of the Tulare County Ordinance Code, the content of the attached Right to Farm Notice shall be placed in a prominent location on the final map for acknowledgement by the subdivider; or, the Notice itself shall be signed by the subdivider and recorded as a separate sheet to accompany the final map.
- 3 All new septic systems will be subject to the Local Agency Management Program requirements per Part VII, Chapter 1, Articles 1-9, Ordinance of Tulare County, pertaining to Sections 7-01-1320 through 7-15-1575."
4. Except as otherwise required by the Subdivision Map Act, local ordinance, or other applicable law, Government Code Section 66424.6 shall apply to the remainder designated on this parcel map, including, but not limited to, the construction of improvements, or payment of fees associated with any deferred improvements, and, the designated remainder or omitted parcel may be subsequently sold without any further requirement of the filing of a parcel map or final map, but the County may require a certificate of compliance or conditional certificate of compliance.

**Public Works Conditions:**

5. The Private Vehicular Access Easement (PVAE) serving Parcels 1, 2, 3, 4, and the remainder shall be graded to the width of a Class I county road standard pursuant to Section 7-01-2230 of the Ordinance Code. Tulare County Plate A-17B identifies the requirements for the drive approach that will connect the PVAE to Road 194 and the requirements for providing a turnaround bulb at the end of the PVAE. An exception

was approved by Public Works regarding the Class 1 road and accepting an 18-foot road width

6. The PVAE serving Parcels 3 and 4 shall be graded to the width of a two-parcel county road standard pursuant to Section 7-01-2230 of the Ordinance Code from the alignment of Avenue 370 to Parcel 4.
7. An improvement plan with profile shall be prepared for the PVAE. The improvement plan shall be designed and stamped by a licensed civil engineer or a licensed architect and shall show detailed information on the construction of the PVAE including curve radii, drainage facilities and erosion control measures as needed. The improvement plan shall be approved by the Tulare County RMA – Engineering Branch before construction of the PVAE improvements.
8. The applicant or the applicant’s contractor shall obtain the necessary encroachment permits from the Tulare County Resource Management Agency before starting any construction within the right of way of a county maintained road. The applicant may contact the Resource Management Agency – Encroachment Permit Section at 624-7000 for information on the requirements for encroachment permits in order to avoid unexpected delays. Improvements that typically require encroachment permits are drive approaches, curb and gutter, sidewalk, paveout and utilities.
9. The applicant shall make all necessary arrangements for the relocation of all overhead and underground public utility facilities that interfere with any improvements required to be constructed within the right of way of a county road. The applicant shall make necessary arrangements with the serving public utility company for the cost of relocating such facilities as no relocation costs will be borne by the county. The relocation of such facilities shall be completed before any encroachment permits will be issued for the construction of any improvements within the right of way of a county road.
10. The improvement requirements as identified in Condition Nos. 5 and 6 above be noticed by certificate on the final map as either completed prior to the filing of the final parcel map, or required to be fulfilled within a reasonable time after approval of the final parcel map in accordance with an agreement executed with the county for such improvements pursuant to Ordinance Code Section 7-01-2440.

**Environmental Health Conditions:**

11. Installation of new on-site septic systems will require a site evaluation and soils testing. This evaluation must be done by a Qualified Professional. The report of this evaluation must be submitted to Tulare County Environmental Health Services Division for review, before approval can be granted for any building permits.

**Development Standards:**

**Land Alteration**

**12.** Where any portion of a development site is proposed to be graded, improved or otherwise disturbed by reason of construction activity, the following standards shall be applicable:

a. Grading standards:

(1) All disturbed slopes shall be graded so that they are contoured to harmonize and blend with the natural slopes remaining on the site and surrounding the development site.

(2) The slope of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County as adopted pursuant to Section 7-01-2025 of the Ordinance Code of Tulare County and as said improvement standards are amended from time to time.

(3) Where soil materials are remaining on any graded slope and stabilization is required on the slope stabilization plan, such soil areas shall be planted with vegetation types sufficient to stabilize slopes and prevent erosion. Plant materials natural to the site and surrounding areas shall be used wherever possible.

(4) All slopes stabilization and erosion protection activities associated with the development project shall be completed immediately after grading has been concluded and before the first day of December of any calendar year. No grading activities associated with a development project shall be undertaken between December 1 and March 1 unless the applicant can demonstrate that the slope stabilization and erosion prevention methods to be utilized will be effective in eliminating any slope and erosion problems.

(5) All lots and parcels shall be designed in a manner that minimizes future grading or land disturbance.

(6) Where two or more cut or fill slopes intersect, the area of intersection shall be graded and shaped to closely resemble natural topography. This requirement is not applicable to cut or fill slopes composed entirely of rock material.

(7) Where any cut or fill slope intersects with the natural grade of the land, the area of intersection shall be graded and shaped to closely resemble natural topography. This standard is not applicable to cut or fill slopes composed entirely of rock material.

(8) Fill slopes shall not extend into natural watercourses or constructed channels. Excavated materials shall not be stored in watercourses

b. Erosion control requirements:

(1) Water borne sediment shall be retained on the site by means of facilities such as sediment basins and sediment traps. The drainage plan required under paragraph 2 of subsection D of this section shall set forth the proposed facilities for retaining water borne sediment on the subject site.

(2) Immediately following completion of grading or excavation activities, temporary mulching, seeding or other suitable stabilization methods shall be undertaken to protect exposed critical areas.

(3) Any denuded or exposed slopes caused by construction activities shall be planted with native plant material or similar climatically adapted vegetation which are determined suitable for protecting exposed slopes from erosion.

c. Drainage requirements:

(1) For projects located on sites containing steep slopes or tight soils, the drainage plan required under paragraph 2 of subsection D of this section shall be designed to detain as much storm water run-off as possible on the site in order to prevent potential sedimentation and flooding off the site.

(2) Within acute flooding problem areas identified in the Foothill Growth Management Plan, said drainage plan shall be designed to retain all additional storm water run-off caused by the development within the project site.

d. Vegetation removal requirements:

(1) Removal or grading around native trees with a trunk of six (6) inches or more in diameter measured at three (3) feet above ground surface shall not be permitted during construction unless the agency which is making the final decision on the development project finds that such tree removal or grading is necessary due to desirable circulation alignments or infrastructure requirements.

(2) Removal of any native tree as defined in this paragraph which is located within areas restricted to open space under paragraph 2 of this subsection shall not be permitted unless the retention of such native trees would endanger the safety of residents within the development site.

(3) Any native tree as defined in this paragraph which is proposed for removal must be indicated on or with the Site Plan and a statement shall accompany such site plan explaining why said tree or trees must be removed.

**Improvement Requirements**

13. The following improvement requirements shall be applicable to any project located within the F Zone:

a. Height and setback requirements:

(1) Height: The maximum building height shall be thirty-five (35) feet to the uppermost part of the roof, except as provided in Section 15 and 16 of this ordinance.

(2) Front Yard: There shall be a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty-five (25) feet.

(3) Side Yard: On interior lots there shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, provided that such side yard shall not be less than three (3) feet and shall not exceed five (5) feet in width. On corner lots the side yard regulation shall be the same as for interior lots except in the case of a reverse corner lot. In a case of a reverse corner lot, there shall be a side yard on the street side of the corner lot of not less than twelve and one-half (12-1/2) feet, and no accessory building on said corner lot shall project beyond the front yard line of the lot in the rear of said corner lot; provided, further, that this regulation shall not be so

interpreted as to reduce the buildable width (after providing the required interior side yard) of a reverse corner lot of record at the time this Section becomes effective, to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

(4) Rear Yard: There shall be a rear yard of not less than five (5) feet.

(5) Setbacks for watercourses: No building improvements whatsoever including but not limited to residences, accessory buildings, or any other activity associated with construction shall be permitted within fifty (50) feet of a bank of an intermittent water course and one-hundred (100) feet of a bank of a perennial water course. For purposes of applying this paragraph, the Health Department shall be responsible for determining the location of the banks of said watercourses

b. Domestic water supply systems:

(1) No residential development project shall be approved after the effective date of this section unless there is assurance of an adequate and safe supply of water. Water may be supplied only by the means set forth in paragraphs (a) and (b) of Section 7-01-1415 of the Ordinance Code of Tulare County. Unless the agency which is making the final decision on the development project waives the requirement for a common water system based on circumstances such as lot size, number of lots, topography, existing water systems or other overriding conditions, water service from individual wells or springs located on each lot shall not be permitted.

(2) The requirements of item (1) of this subparagraph shall not be applicable to any parcel subdivided after the effective date of this section which is ten (10) acres or more in size and complies with Section 7-01-1420 of the Ordinance Code of Tulare County.

(3) Each water system shall be designed and installed in accordance with the standards referred to in Section 7-01-2025 of the Ordinance Code of Tulare County and shall meet the requirements of and be under permit with the Tulare County Health Department.

c. Wastewater Disposal System Requirements:

(1) Any residential development project which utilizes a wastewater disposal system other than individual sewage disposal systems, such as septic tanks and leach lines, shall be required to join or form an association or community organization for purposes of monitoring and maintaining the waste water disposal system.

(2) Any wastewater disposal system shall be designed to meet the requirements of the Tulare County Health Department and the State Regional Water Quality Control Board.

(3) An application for waste discharge shall be made with and a permit received from the State Regional Water Quality Control Board for any wastewater disposal system subject to approval by the Regional Water Quality Control Board.

d. Street Design and Improvements:

(1) All street, walkway and bike path improvements shall conform to the Tulare County Improvement Standards as adopted pursuant to Section 7- 01-2025 of the Ordinance Code of Tulare County, except as modified herein.

(2) Regardless of the provisions of the Tulare County Improvement Standards, street widths and right-of-way standards may be subject to modification by the agency which is making the final decision on the development project based on factors such as topography, soils, location of water courses, and proposed development densities.

(3) Any proposed one-way street shall not be dedicated for public maintenance.

(4) Privately maintained streets may be developed to lesser street and right-of way standards than required for county maintained streets depending on the location and scale of development. The Site Plan Review Committee shall recommend minimum standards for such privately maintained streets and such standards shall be made a part of the Tulare County Improvement Standards.

(5) Regardless of the requirements of the Tulare County Improvement Standards, the required pavement width for any street may be increased by the agency making the final decision on the development project when on street parking is likely to occur based on the characteristics of the proposed development. In addition, the pavement width requirements may be increased when concrete curb and gutter or asphalt-concrete dikes are utilized.

(6) Any right-of-way width required in the Tulare County Improvement Standards may be reduced for projects utilizing underground utilities, when little or no cut or fill slopes are required, and when other similar circumstances exist where the full right-of-way width is not deemed necessary or appropriate to protect the public health and safety.

e. Off-street Parking Requirements:

(1) For residential uses located in areas where on-street parking is permitted, there shall be at least two (2) off-street parking spaces on the same lot with the main building for each dwelling unit and such parking space shall be not less than eight (8) feet wide by eighteen (18) feet long, with adequate provisions for ingress and egress.

(2) For residential uses located in areas where on-street parking is prohibited, one (1) parking space in addition to the parking requirements of item (1) of this subparagraph shall be provided for off- street guest parking. Said guest parking space shall not be less than eight (8) feet wide by eighteen (18) feet long, with adequate provisions for ingress and egress, provided further that driveways may not be utilized for said off-street guest parking.

(3) Off-street parking and loading requirements for commercial, industrial, and other types of nonresidential uses shall be determined based upon standards adopted by the Planning Commission.

f. Fire Protection Requirements:

All site plans shall be reviewed by the Tulare County Fire Warden to assure fire protection measures and standards set forth in the Improvement Standards of Tulare County are met. In addition to said Improvement Standards, all development projects shall comply to the following conditions and standards:

(1) Water supply for fire protection purposes shall be available in sufficient quantity and pressure to serve the project in question.

(2) Fire retardant roofing materials shall be utilized in all new developments.

- (3) Fire resistive construction elements shall be incorporated in stilt and cantilevered construction buildings.
- (4) House numbers shall be clearly visible from the street.
- (5) Sufficient clearance of flammable vegetation around buildings shall be provided and maintained.
- (6) Fuel breaks and greenbelts shall be utilized to protect both the developed areas and adjacent undeveloped areas.
- (7) Applicants shall be encouraged to take maximum advantage of planned or existing parks, golf courses, tennis courts and other recreational areas to provide a buffer zone between development areas and non- developed areas.
- (8) All streets, either public or private, shall be designed to provide for a safe evacuation of residents and adequate access to fire and other emergency equipment.
- (9) All bridges proposed for vehicular access shall be designed for a minimum load limit of at least 40,000 pounds.
- (10) The fire protection plan required under paragraph 2 of subsection D of this section shall be submitted to the Fire Warden for approval on all development projects.

The foregoing resolution was adopted upon motion of Commissioner Dias, seconded by Commissioner Gong, at a regular meeting of the Planning Commission on September 26, 2018, by the following roll call vote:

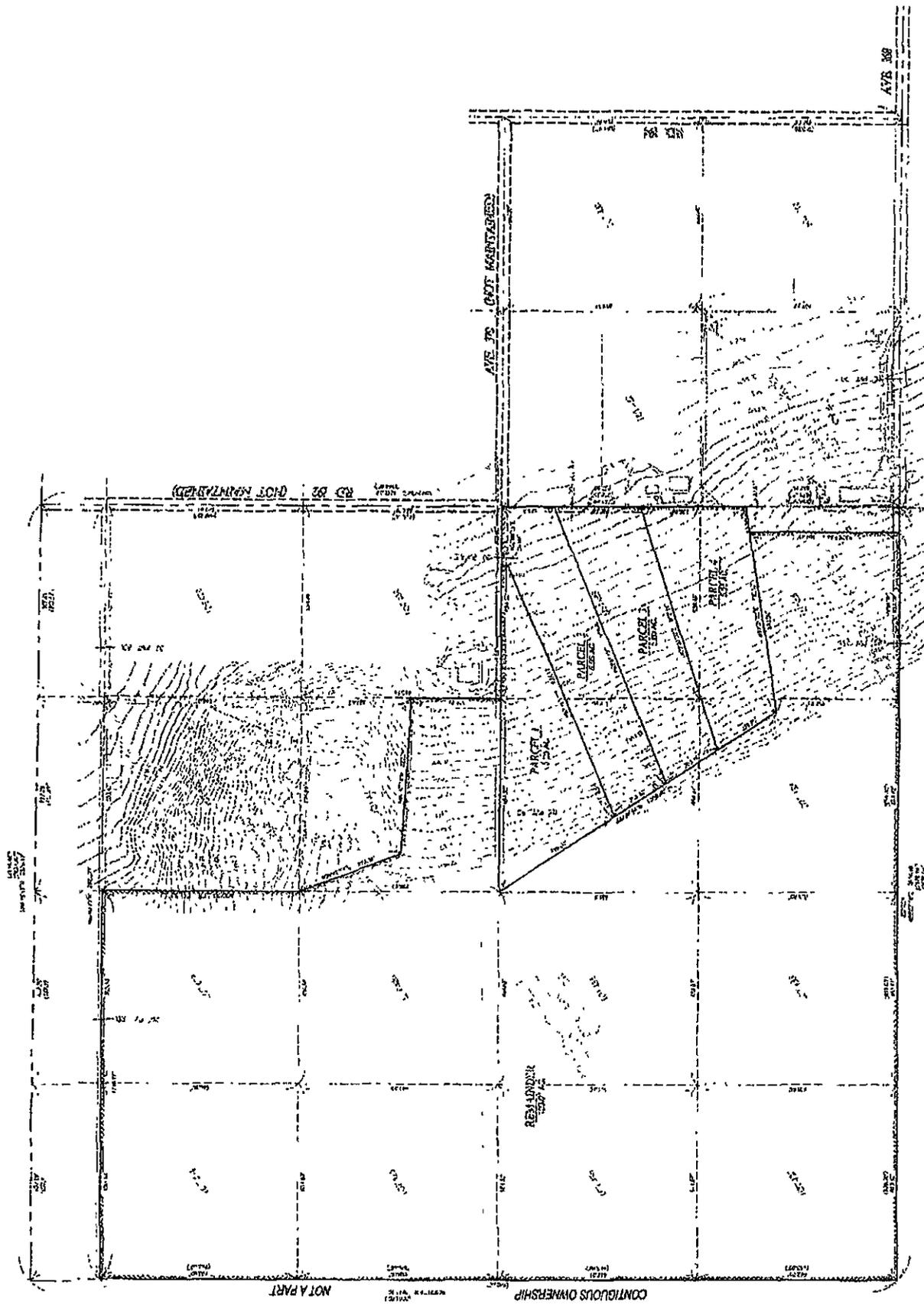
AYES: Elliott, Aguilar, Whitlatch, Gong, Pitigliano, Dias  
NOES: None  
ABSTAIN: None  
ABSENT: None

TULARE COUNTY PLANNING COMMISSION



Michael Washam, Secretary

# Exhibit "A"



No Scale

## Tentative Parcel Map PPM 18-032

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF EXTENSION OF )  
TIME NO. EOT 20-008 FOR TENTATIVE ) RESOLUTION NO. 9779  
PARCEL MAP NO. PPM 18-032 )  
VINCENT )

Resolution of the Planning Commission of the County of Tulare granting a Two-Year Extension of Time for the conditionally approved Tentative Parcel Map No. 18-032, to September 26, 2022, requested by John Vincent, PO Box 306, Woodlake, CA 93286 (agent: Craig Knopf, PLS, 901 E. Main Street, Visalia, CA 93292) for a division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

WHEREAS, on August 29, 2020, the Parcel Map No. 18-032 was Recorded by the Tulare County Recorders Office, and

WHEREAS, on August 27, 2020, the applicant submitted an application for a two-year extension of time for the project, and

WHEREAS, said Use for which the Tentative Parcel Map was obtained, has not begun, and

WHEREAS, said Tentative Parcel Map would become null and void after September 26, 2020, unless an extension of time is granted, and

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

WHEREAS, the Planning Commission determined, after considering all the evidence presented, that extending the Tentative Parcel Map for two years would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare, and

WHEREAS, on October 14, 2020, at a regular meeting, the Planning Commission determined, after considering all the evidence presented, that extending the expiration date of Tentative Parcel Map No 18-032 for two additional years would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County of Tulare.

NOW, THEREFORE, BE IT RESOLVED THAT a two-year extension of time, to September 26, 2022, for Tentative Parcel Map No. 18-032 pertaining to the division of a 123.22-acre parcel into four Parcels and a Remainder: Parcel 1 = 5.05 acres; Parcel 2 = 5.05 acres; Parcel 3 = 5.05 acres; Parcel 4 = 5.05 acres; and the Remainder Parcel = 103.01 acres, in the PD-F-M (Planned Development – Foothill – Mobilehome) Zone, located southwest of the intersection of Road 192 and Avenue 370, north of Woodlake (APN 053-080-029).

The foregoing resolution was adopted upon motion of Commissioner Millies, seconded by Commissioner Elliott, at a regular meeting of the Planning Commission on October 14, 2020 by the following roll call vote:

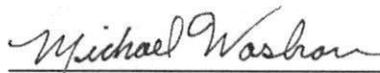
AYES: Millies, Elliott, Whitlatch, Dias, Aguilar, McElroy, & Pearson

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION



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Michael Washam, Secretary