



**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:

Gil Aguilar
Bill Whitlatch
Wayne O. Millies
Maria McElroy
Ed Dias
Terren Brown
Dennis Lehman
Carlos Aleman

**AIRPORT LAND USE COMMISSIONERS
(ALUC):**

Bill Whitlatch
Vacant

Project Number: Tentative Parcel Map No. PPM 22-017	Agenda Date:	9/28/2022
Applicants: Albert V. Kimble & Lydia Kimble	Agenda Item Number:	5B
Agent: California Land Surveying	AGENDA ITEM TYPE	
Subject: Tentative Parcel Map No. PPM 22-017 to divide one 85,377± sq. ft. parcel (1.96-acres) into two parcels: Parcel 1= 41,817 sq. ft. and Parcel 2= 43,560 sq. ft. in the R-A (Rural Residential) Zone, located on the south side of Avenue 346 (Lakeview Avenue), approximately 350 feet west of Wells Street, in Woodlake. Waiver of the Final Map: N/A Exceptions: N/A Environmental Review: Categorical Exemption: Title 14, Cal. Code Regulations Section 15315, Class 15, pertaining to Minor Land Divisions in urbanized areas. Motion(s): One Motion Contact Person: Frances T. Garcia	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	X
	Continued Public Hearing	
	Discussion	
	ACTION REQUESTED	
	Resolution – Board of Supervisors	
	Resolution – Planning Commission	X
	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 15315, Class 15, pertaining to Minor Land Divisions in urbanized areas; **and** conditionally approve Tentative Parcel Map No. PPM 22-017.

PLANNING COMMISSION ALTERNATIVES:

Alternative No. 1: Move to approve, subject to modifications as discussed by the Planning Commission

Alternative No. 2: Move to deny

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

Alternative No. 4: Continue the public hearing to a date certain

PROJECT OVERVIEW:

Categorical Exemption and conditional approval of Tentative Parcel Map No. PPM 22-017, requested by Albert V. Kimble & Lydia Kimble, P. O. Box 753, Woodlake, CA 93286 (agent: California Land Surveying, P. O. Box 1175, Three Rivers, CA 93271) to allow the division of one 85,377± sq. ft. parcel (1.96 acres) into two parcels: Parcel 1= 41,817± sq. ft. and Parcel 2= 43,560 sq. ft. in the R-A (Rural

SUBJECT: PPM 22-017 Kimble

Residential) Zone, located on the south side of Avenue 346 (Lakeview Avenue), approximately 350 feet west of Wells Street, in Woodlake.

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 15315, Class 15, pertaining to Minor Land Divisions in urbanized areas. This tentative parcel map is compatible with this exemption because the site is being divided into two parcels, with an existing residence (single-family dwelling) and both proposed parcels have access to a public road.

ENTITLEMENT(S):

Entitlement is found in Section 4: “R-A” Rural Residential Zone of Ordinance No. 352, the Zoning Ordinance. “R-A” Rural Residential Zone, allows divisions of land as long as the parcels being created meet the minimum lot area of 6,000 sq. ft. Both proposed parcels exceed the minimum lot size of 6,000 sq. ft. for division in the R-A Zone.

GENERAL PLAN CONSISTENCY:

The subject site is located within the Urban Area Boundary (UAB) and Urban Development Boundary (UDB) of the Community of Woodlake. The Land Use Designation is “Low Density Residential”. The site is zoned R-A (Rural Residential). The site consists of 85,377 sq. ft. (1.96-acres) in size and contains a single-family dwelling, swimming pool and two agricultural shades.

PROJECT SUMMARY:

This division of land would create two parcels from the original 85,377 sq. ft. (1.96-acres) site: Proposed Parcel 1 = 41,817 sq. ft. and Proposed Parcel 2 = 43,560 sq. ft. Section 4 of the Tulare County Zoning Ordinance allows divisions of land as long as the parcels being created meet the minimum lot size of 6,000 sq. ft. in the R-A Zone. Both proposed parcels exceed the minimum lot area requirement of 6,000 sq. ft. for division.

Both proposed parcels have indirect access to Avenue 346 (Lakeview Avenue) via a 20-foot wide by 516-foot-long Private Vehicular Access Easement. The preliminary geological/hydrological report has been waived. There are no proposed improvements at this time. The subject site lies within FEMA Flood Zone X – Construction within Flood Zone X requires no specific flood mitigation measures.

PUBLIC NOTICE:

Government Code §65009(b) requires the County to include in any public notice pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: “If you challenge the project 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 County of Tulare at, or prior to, the public hearing.”

SUBJECT: PPM 22-017 Kimble

Frances T. Garcia

Frances T. Garcia, Planning Technician
Project Processing Division
Economic Development & Planning Branch

Aaron R. Bock

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

Hector Guerra

Hector Guerra, Chief Planner
Environmental Planning Division
Economic Development & Planning Branch

Michael Washam

Michael Washam, ACE
Associate Director
Resource Management Agency

ATTACHMENTS:

- Attachment No. 1 – Draft Resolution approving PPM 22-017
 - Exhibit “A” – Site Plan
 - Exhibit “B” – Right to Farm Notice
- Attachment No. 2 – Parcel Map 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)	RESOLUTION NO. draft
PARCEL MAP NO. PPM 22-017)	
KIMBLE)	

Resolution of the Planning Commission of the County of Tulare conditionally approving Tentative Parcel Map No. PPM 22-017, requested by Albert V. Kimble and Lydia Kimble, P. O. Box 753, Woodlake, CA 93286 (agent: California Land Surveying, P. O. Box 1175, Three Rivers, CA 93271) to allow the division of one 85,377± sq. ft. parcel (1.96-acres) into two parcels: Parcel 1 = 41,817 sq. ft. and Parcel 2 = 43,560 sq. ft. in the R-A (Rural Residential) Zone, located on the south side of Avenue 346 (Lakeview Avenue), approximately 350 feet west of Wells Street, in the Community of Woodlake (APN: 061-040-005).

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 public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on September ~, 2022, 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 Planning Director has waived the requirement for a preliminary geological-hydrological report pursuant to Section 7-01-2295 (formerly Section 7105.1) of the Ordinance Code.
2. The environmental determination is a Categorical Exemption in accordance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970, pursuant to Title 14, Cal. Code Regulations to Section 15315, Class 15, pertaining to minor

land divisions in urbanized areas. The subject site is being divided into two parcels, with an existing residence (single-family dwelling) and both proposed parcels have access to a public road.

3. Entitlement is found in Section 4: R-A Rural Residential of Ordinance No. 352, the Zoning Ordinance. “R-A” Rural Residential Zone, allows divisions of land as long as the parcels being created meet the minimum lot area of 6,000 sq. ft. Both proposed parcels exceed the minimum lot size of 6,000 sq. ft. for division in the R-A Zone.
4. The subject site is in an area designated for “Low Density Residential” within the Urban Area Boundary (UAB) and Urban Development Boundary (UDB) of the Community of Woodlake. The subject site is zoned R-A (Rural Residential) and the subject site consists of 85,377± sq. ft. (1.96-acres) in size. The site contains a single-family dwelling, swimming pool and two agricultural shades.
5. The subject site is a portion of Lot 142 of Woodlake Sheet No. 1, Recorded Map No. 10-27 & 28, recorded on December 8, 1910. The site was created by the County Assessor, in reaction to a Gift Deed, recorded as Document No. 1949-0023477, Book No. 1394 Page No. 486, recorded on October 18, 1949.
6. This division of land would create two parcels from the original 85,377± sq. ft. (1.96-acres) site: Proposed Parcel 1 = 41,817 sq. ft. and Proposed Parcel 2 = 43,560 sq. ft. Section 4 of the Tulare County Zoning Ordinance allows the creation of parcels as long as the parcel being created meets the minimum lot size of 6,000 sq. ft. Both proposed parcels exceed the minimum lot size of 6,000 sq. ft. for division. The site plan (Exhibit “A”) conforms to all policies and development standards set forth in the Zoning Ordinance.
7. Both proposed parcels have indirect access to Avenue 346 (Lakeview Avenue) via a 20-foot wide by 516-foot-long Private Vehicular Access Easement. The preliminary geological/hydrological report has been waived. There are no proposed improvements at this time. The subject site lies within FEMA Flood Zone X – Construction with Flood Zone X requires no specific flood mitigation measures.
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 22-017; 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 15315, Class 15, pertaining to minor land divisions in urbanized areas.

B. The Planning Commission hereby approves Tentative Parcel Map No. PPM 22-017 with the requirement to file a final parcel map, 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 final parcel map expires may be extended for a period or periods not exceeding a total of five years by the Planning Commission.
2. 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 tentative 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.
3. All new construction, roadways and / or driveways shall comply with the 2019 California Fire Code pertaining to driveways, gate entrances, defensible space,

addresses identifying buildings, and Fire Safe Standards. All building permit applications shall be reviewed and approved by the Tulare County Fire Department prior to their issuance. All required improvements shall be completed prior to occupancy of the structure and prior to the issuance of occupancy permits.

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

AYES: ~

NOES: None

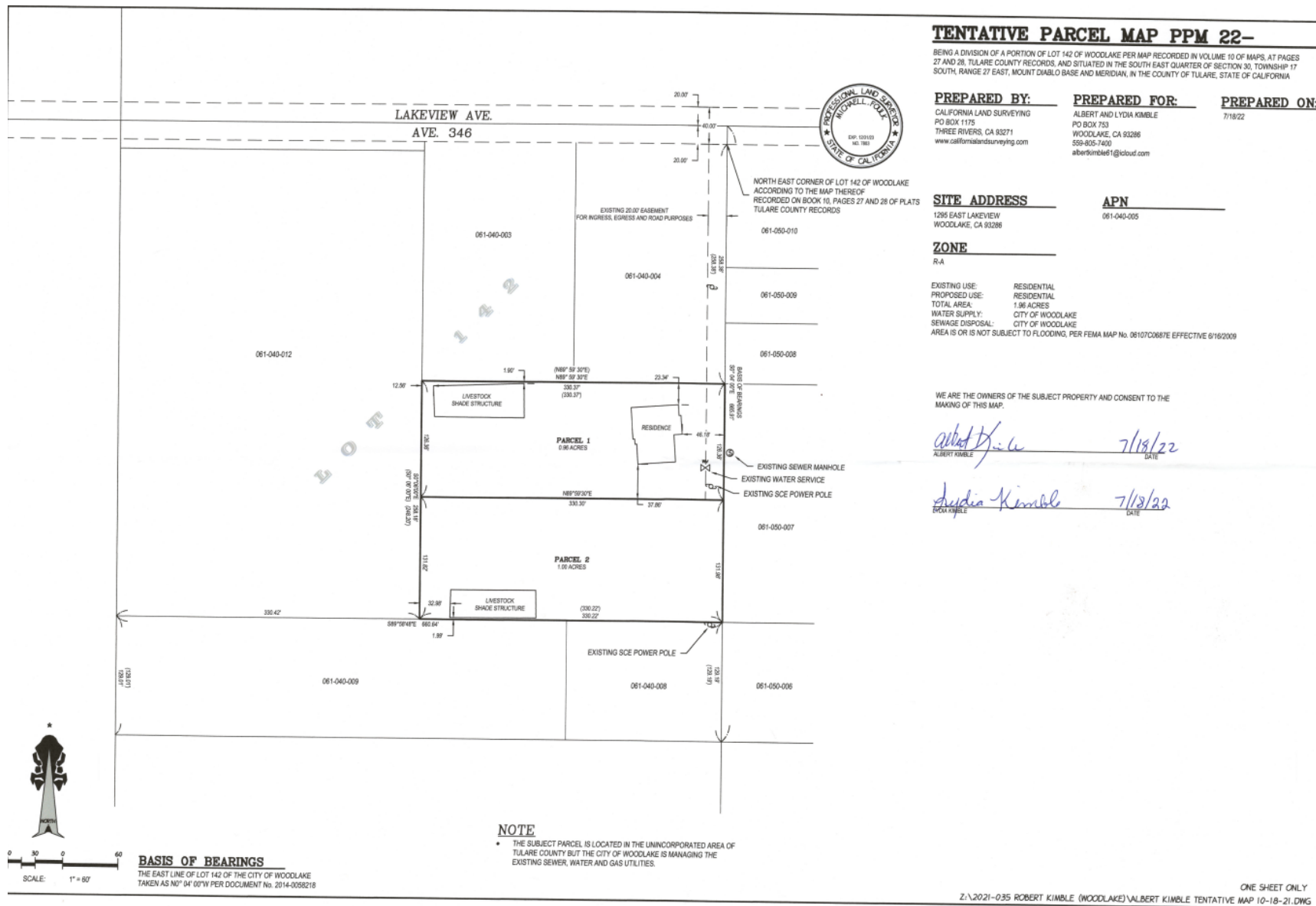
ABSTAIN: None

ABSENT: None

TULARE COUNTY PLANNING COMMISSION

Michael Washam, Secretary

Exhibit " A "



No Scale

Site Plan Illustration
PPM 22-017

EXHIBIT "B"

RIGHT TO FARM NOTICE

Parcel Map No. PPM 22-017 Kimble

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)

Albert V. Kimble
(Print Name)

Dated: _____

(Signature)

Lydia Kimble
(Print Name)

Dated: _____

(Signature)

(Print Name)

ATTACHMENT No. 2
TENTATIVE PARCEL MAP FACT SHEET
PPM 22-017 – Kimble

I. General Plan

1. Land Use Element: Woodlake Land Use Plan GPA 86-07
2. Land Use Designation: "Low Density Residential"
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
c. Noise Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
4. Urban Boundaries Element:

Outside UAB/UDB	<input type="checkbox"/>	Inside UAB	<input checked="" type="checkbox"/>	Inside UDB	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

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

1. Site: This division of land would create two parcels from the original 85,377± sq. ft. parcel in the R-A (Rural Residential) Zone. The subject site contains a single-family dwelling, swimming pool and two aq shades. (APN: 061-040-005)
2. Surrounding Area: The surrounding area is zoned R-A, AE-20 (Exclusive Agricultural – 20 acre minimum) and the City of Woodlake, which contain rural residences, vacant land and agriculture (orchard).
3. Compliance: Yes ☒ No ☐
This division of land would create two parcels from the original 85,377± sq. ft. (1.96 acres) parcel: Proposed Parcel 1 = 41,817 sq. ft. and Proposed 2 = 43,560 sq. ft. Both proposed parcels are in compliance with zoning pursuant to Section 4: "R-A" Rural Residential. The minimum lot size for division shall be 6,000 sq. ft. in the R-A (Rural Residential) Zone. All proposed parcels exceed the minimum lot size for division of 6,000 sq. ft.

III. Subdivision Ordinance

1. Exception: Yes ☐ No ☐ N/A ☒
Exception to 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: Flood Zone X – Construction within Zone X requires no specific flood mitigation measures.
4. Ground Water Table: N/A
5. Archaeological: N/A

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

1. Geological/Hydrological: Waived ☒ Required ☐
2. Biotic: N/A ☒ Required ☐
3. Traffic: N/A ☒ Required ☐
4. Archaeological: Required N/A ☒ Required ☐

5. Other: _____ N/A ☒ Required ☐

VI. Agricultural Preserve

Agricultural Preserve	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
AP No. _____	Contract No. _____			
PNR Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
FNR Previously Filed	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Contract Amendment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

VII. Parcel Information:

1. Parcel Creation (when/how existing parcels were created):

The subject site is a portion of Lot 142 of Woodlake Sheet No. 1, Recorded Map No. 10-27 & 28, recorded on December 8, 1910.

The subject site was created by the County Assessor, in reaction to a Gift Deed, recorded as Document No. 1949-0023477, Book No. 1394 Page No. 486, recorded on October 18, 1949.

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

2. Previous Parcel Activity/Permits: Building Permits: A9100075 – sewer line, A0600838 – 2,056 sq. ft. single family dwelling & 808 sq. ft. garage with 584 sq. ft. porch/patio, A0602278 – swimming pool, A0603556 – swimming pool (void), A1100654 – roof mounted solar system for single family dwelling, A1801453 – roof mounted solar system for single family dwelling (void) and A1802258 – roof mounted solar system for single family dwelling.

3. Access to Parcels: ☒ Direct: _____
☒ Indirect: Both proposed parcels have indirect access to Avenue 346 (Lakeview Avenue) via a 20-foot wide by 516-foot-long Private Vehicular Access Easement.

4. Water Source: ☐ Domestic Well:
☐ Irrigation Well:
☒ District: City of Woodlake Will Serve Letter on File ☐
☐ Community System:
☐ Private Water Co.

5. Sewage Disposal: ☐ Septic Tank-Leach Line System:
☒ District: City of Woodlake Will Serve Letter on File ☐
☐ Other: _____

6. Fire Protection: TC Fire, Station - Woodlake

7. Police Protection: TC Sheriff- Visalia

8. Public Utilities: N/A

9. Environmental Determination: ☒ Exempt (Section 15315, Class 15)
☐ 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 Burrel Avenue, Visalia, CA. 93291.

2. 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.

3. School Impact Fees:

The subject site is located within the Woodlake Union Elementary School District & Woodlake Union High School District, which 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.

4. 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.

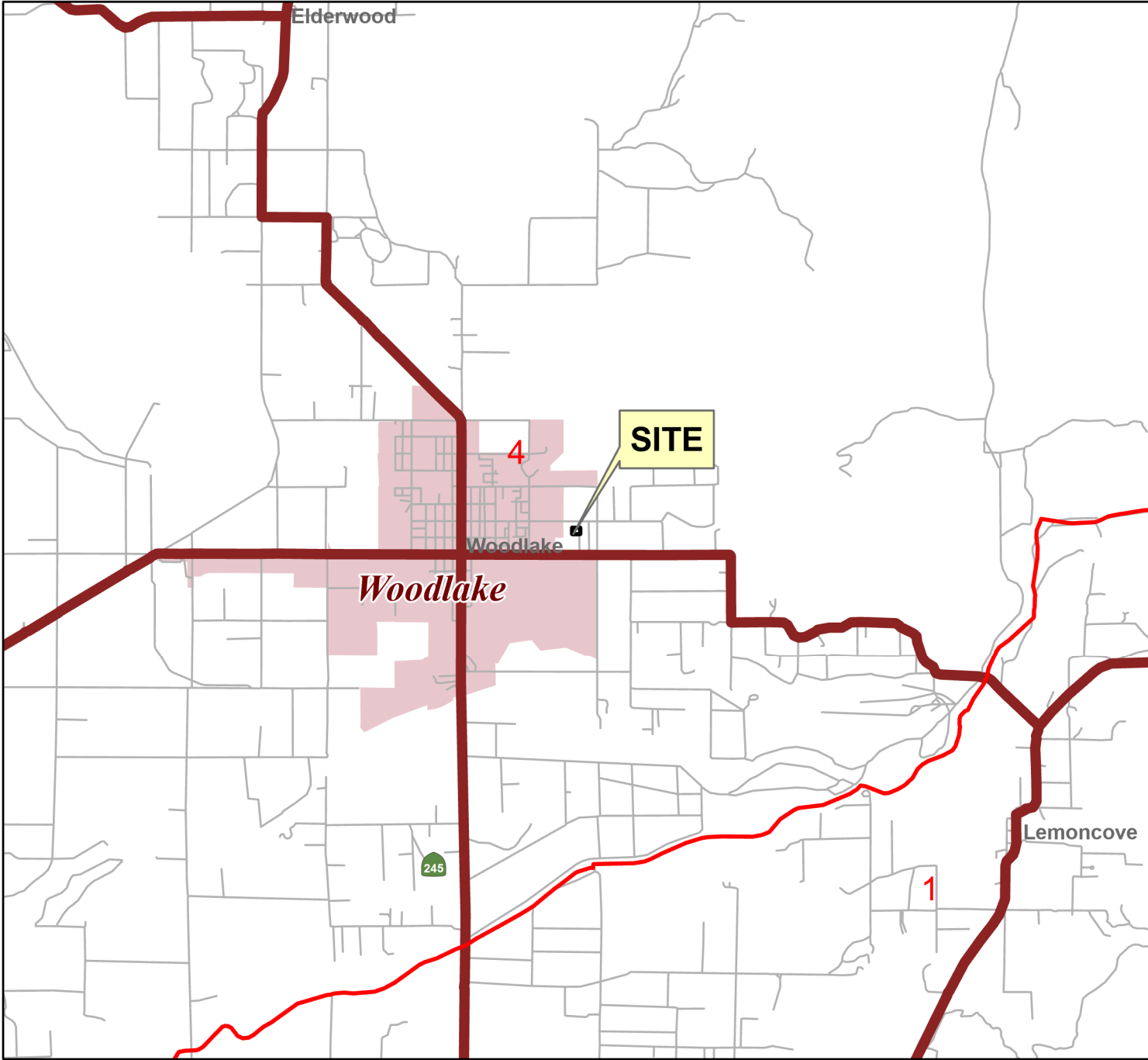
5. Storm Water Permit:

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.

Oct. 2010/CB



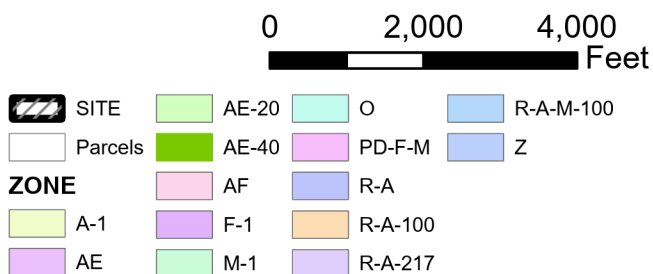
Attachment No. 3
Vicinity Map
for
PPM 22-017



Supervisory District: 4



- SITE
- Supervisory Districts
- County Boundary





Aerial Photograph for PPM 22-017



Owner: Albert V. & Lydia Kimble
Address: P.O. Box 753
City, State, ZIP: Woodlake, CA 93286
Applicant: Albert V. & Lydia Kimble
Agent: California Land Surveying
Supervisory District: 4
Assessors Parcel: 061-040-005

0 100 200 300 400 Feet

 SITE
 Parcels





RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA. 93277

PHONE (559) 624-7000

FAX (559) 615-3002

Aaron R. Bock

Reed Schenke

Sherman Dix

Economic Development & Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

August 16, 2022

PROJECT REVIEW - CONSULTATION NOTICE

To: Interested Agencies (see next page)

From: Frances T. Garcia, Project Planner

Subject: Tentative Parcel Map Case No. PPM 22-017 – Albert V. & Lydia Kimble - To divide 85,377± sq. ft. parcel (1.96-acres) into two parcels in the R-A (Rural Residential) Zone (APN: 061-040-005).

The Tulare County Resource Management Agency, Planning 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. The following information checked below is also applicable for your consideration regarding this project:

- ☐ (a) Please indicate in your response whether this department should prepare a Negative Declaration or Environmental Impact Report (EIR). In the event an EIR is prepared, I will be in further contact with you as to the scope and content of the environmental information pertinent to your agency's statutory responsibilities. Note that Public Resources Code Section 21080(c) requires substantial evidence in the record to show a significant effect on the environment. Any recommendation for preparation of an EIR requires submittal of such evidence with your comments. If there is no such evidence, a Negative Declaration may be prepared. Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6.
- ☒ (b) The Tulare County Guidelines for Implementing the California Environmental Quality Act (CEQA) indicate this project to be Categorical Exempt and therefore, the preparation of an environmental document is not necessary. However, if your organization has substantial evidence that would indicate to the contrary, please explain.

To all local agencies wishing to make recommendations, all comments must be received by our office by **August 30, 2022**, 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 22-017 Kimble CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

- ☒ Env Coordinator
- ☐ Airport Land Use Commission
- ☒ Co. Fire Chief
- ☒ H.H.S.A. - Environmental Health Services Division
- ☐ H.H.S.A. - HazMat Division
- ☐ R.M.A. - Building Division
- ☐ R.M.A. - Building Services Division
- ☐ R.M.A. - Community Dev./Redevelopment Division
- ☒ R.M.A. - Engineering-Flood Control/Permits Division
- ☐ R.M.A. - Engineering-Solid Waste Division
- ☐ R.M.A. - General Services Division
- ☐ R.M.A. - Parks and Recreation Division
- ☐ R.M.A. - Transportation/Utilities Traffic Division
- ☐ Sheriff's Department - Visalia Headquarters
- ☐ Sheriff's Department -Orosi Substation
- ☐ Sheriff's Department -Pixley Substation
- ☐ Sheriff's Department -Porterville Substation
- ☐ Sheriff's Department-Traver Substation
- ☐ Supervisor _____
- ☐ Tulare Co. Agricultural Commissioner
- ☒ Tulare Co. Assessor
- ☐ Tulare Co. Education Department

LOCAL AGENCIES

- ☐ _____ Irrigation Dist*
- ☐ _____ Pub Utility Dist*
- ☐ _____ Comm. Service Dist*
- ☐ Levee Dist. No 1*
- ☐ Levee Dist. No 2*
- ☐ _____ Town Council*
- ☐ _____ Elem. School Dist*
- ☐ _____ High School Dist*
- ☒ City of Woodlake *
- ☐ County of _____ *
- ☐ Tulare Lake Basin Water Storage Dist*
- ☐ _____ Advisory Council*
- ☐ _____ Fire District*
- ☐ _____ Mosquito Abatement*
- ☐ Tulare Lake Resource Cons. District*
- ☐ SJV Air Pollution Control Dist

FEDERAL AGENCIES

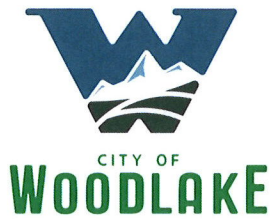
- ☐ Army Corps of Engineers
- ☐ Fish & Wildlife
- ☐ Bureau of Land Management
- ☐ Natural Resources Conservation Dist.
- ☐ Forest Service
- ☐ National Park Service
- ☐ _____

STATE AGENCIES

- ☐ Caltrans Dist. 6*
- ☐ Dept of Fish & Game
- ☐ _____, DFG Area Biologist
- ☐ State Clearinghouse (15 copies)
- ☐ Alcoholic Beverage Control
- ☐ Housing & Community Development
- ☐ Reclamation Board
- ☐ Public Utilities Commission
- ☐ Dept. of Water Resources*
- ☐ Regional Water Quality Control Board - Dist. 5
- ☐ Water Resources Control Board*
- ☐ Dept. of Food & Agriculture
- ☐ State Lands Commission
- ☐ State Treasury Dept. - Office of Permits Assist.
- ☐ _____
- ☐ State Department of Health
- ☐ U.C. Cooperative Extension
- ☐ Audubon Society - Condor Research

OTHER AGENCIES

- ☐ 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)



350 N. VALENCIA BLVD.
WOODLAKE, CA 93286

PHONE: 559-564-8055

FAX: 559-564-8776

WWW.CITYOFWOODLAKE.COM

Date: August, 29, 2022

Subject: Tentative Parcel Map Case No. PPM 22-017 – Albert V. & Lydia Kimble – To divide 85,377 +- sq. ft. parcel (1.96 acres) into two parcels in the R-A (Rural Residential) Zone (APN: 061-040-005)

Regarding the subject above, the City of Woodlake will not provide City water or sewer services to the lot APN 061-040-005 per the proposed parcels in Tentative Parcel Map Case No. PPM 22-017 as the City agreement with the County to provide such services is already at capacity in this area.

If you have any questions, contact me at your earliest convenience.

Sincerely,

Emmanuel Llamas
Community Development Director,
City of Woodlake

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

29 August 2022

TO: Frances Garcia, Project Planner

FROM: Craig Anderson, Engineer III

SUBJECT: Case No. PPM 22-017

OWNER: Lydia Kimble

APN: 061-040-005

The subject Case No. PPM 22-017 has been reviewed. The following comments and recommendations are submitted for consideration in processing this matter.

The subject site is located within the Woodlake Urban Improvement Area or Urban Development Boundary whichever is applicable.

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

The division is of a 1.96-acre parcel into two parcels.

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. 687. The subject site is located within Zone X.

Construction within Zone X requires no specific flood mitigation measures.

Right-of-way Information:

The proposed parcels do not front a county right-of-way. Access to proposed Parcels 1 and 2 are via a private easement that meets or exceeds the standard for a two-parcel PVAE. An exception to further PVAE improvements is recommended pursuant to section 7-01-2230 (b) of the county ordinance code.

We have no recommended conditions for the subject case.

CA



**TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY**

Timothy W. Lutz, MBA
Agency Director

Nilsa Gonzalez • Public Health Branch Deputy Director • Environmental Health Director

August 18, 2022

FRANCES GARCIA
RESOURCE MANAGEMENT AGENCY
5961 SOUTH MOONEY BLVD
VISALIA CA 93277

RE: TENTATIVE PARCEL MAP, PPM 22-017

This office has reviewed the above referenced matter. Based upon our review, we have no comments for this project, at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Martin".

Ted Martin
Registered Environmental Health Specialist
Environmental Health Services Division

From: [Walter A Cruz](#)
To: [Frances Tirado-Garcia](#)
Cc: [Mapping](#)
Subject: Assessor's Comments PPM 22-017
Date: Wednesday, August 17, 2022 11:53:32 AM
Attachments: [image001.png](#)

Frances:

This email is being sent to you in response to your email dated 08/16/22, requesting the Assessor to make any pertinent comments in the above subject matter no later than 08/30/22.

Assessor's Comments:

1) Affected APNs: 061-040-005

2) Other: After reviewing the copies of the documents and map related to the project you provided, we find the documents, map, and project unremarkable, and therefore have no comments at this time.

Lastly, thank you for asking for and giving us the opportunity to comment on the proposed project, which, if and when approved and recorded, will cause us to update our maps and records to reflect such approval. In replying to your request for comments in this matter, it is our intent to merely provide factual, objective information to you. And, therefore, these comments are not intended to be, nor should they be interpreted or misconstrued as being an opinion as to whether or not the proposed project warrants approval, since the authority to make such decisions rests with those county officials charged with administering and enforcing the land division and development laws applicable and pertinent to these kinds of projects.

Regards,



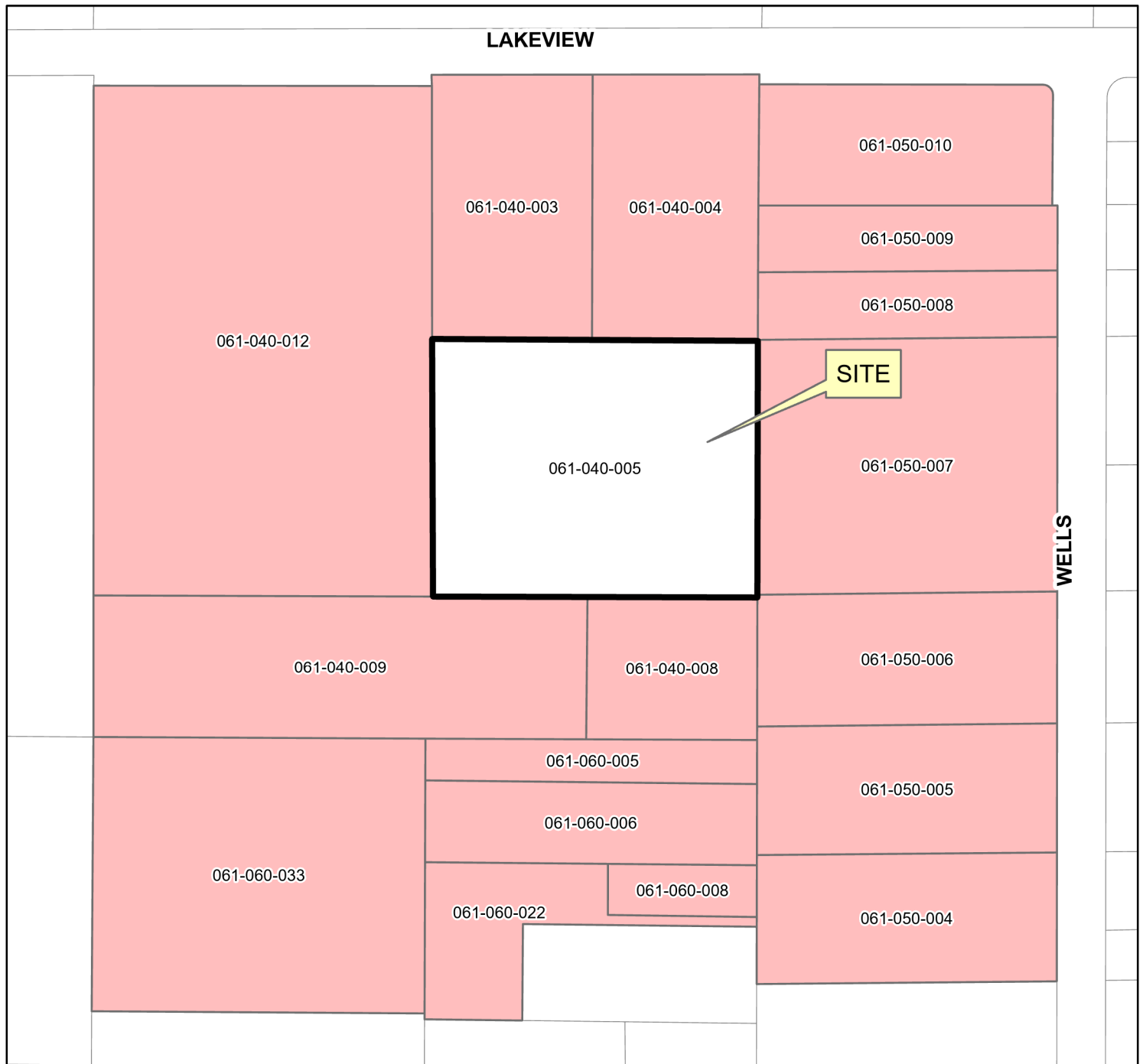
Walter Cruz
Cadastral Mapping Technician
Tulare County Assessor's
Office
(559) 636-5114



Attachment No. 5
**Location and Property Ownership Map
for Hearing Notification for
PPM 22-017**



LAKEVIEW



Owner: Albert V. & Lydia Kimble
Address: P.O. Box 753
City, State, ZIP: Woodlake, CA 93286
Applicant: Albert V. & Lydia Kimble
Agent: California Land Surveying
Supervisory District: 4
Assessors Parcel: 061-040-005

0 500 Feet

-  SITE
-  Parcels
-  Properties within 300'



SOLORZANO SELENE SANTOYO
1140 E Naranjo Blvd
Woodlake CA 93286-9547
061-060-033

LOPEZ JOSE & VALENTINA DE
277 WELLS ST
WOODLAKE CA 93286-9715
061-050-009

DELGADO PATRICIA M
PO Box 159
Woodlake CA 93286-0159
061-060-022

SOLORZANO-URTIZ CELESTE
1322 E NARANJO BLVD
WOODLAKE CA 93286
061-060-005

GONZALEZ GREGORIO
141 WEBB ST
WOODLAKE CA 93286-9507
061-060-006

RODRIGUEZ EUSEBIO B & GLORIA A
PO Box 754
Woodlake CA 93286-0754
061-050-008

SANDOVAL CONSUELO
147 Wells St
Woodlake CA 93286-9715
061-050-006

AGUILAR ANDRES SILVA
145 WELLS ST
WOODLAKE CA 93286
061-050-005

SOLORZANO-URTIZ CELESTE
1322 E NARANJO BLVD
WOODLAKE CA 93286
061-040-008

SOLORZANO-URTIZ CELESTE
1322 E NARANJO BLVD #B
WOODLAKE CA 93286
061-040-009

ALVAREZ RUBEN & CONNIE
135 Wells St
Woodlake CA 93286-9715
061-050-004

SHAVER ROBERTA J
PO Box 434
Woodlake CA 93286-0434
061-040-012

VOSS HEIDI
1233 E Lakeview Ave
Woodlake CA 93286-9799
061-040-003

RODRIGUEZ EUSEBIO B & GLORIA A
PO Box 754
Woodlake CA 93286-0754
061-050-007

GONZALEZ MANUEL A & MARIA C(TRS)(G
1707 S LONGWOOD AVE
LOS ANGELES CA 90019
061-050-010

ROBYN STEVEN
4348 ESSEX ST SE
SALEM OR 97317
061-040-004

REYES RAMON
1298 E Naranjo Blvd
Woodlake CA 93286-9675
061-060-008

KIMBLE ALBERT V & LYDIA
PO Box 753
Woodlake CA 93286-0753
061-040-005

Attachment No. 7
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 Resource Management Agency
 5961 South Mooney Blvd
 Visalia, CA 93277 (559) 624-7000
 Attn: hguerra@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Albert V. Kimble & Lydia Kimble
 P. O. Box 753
 Woodlake, CA 93286 (559) 805-7400

Project Title: Tentative Parcel Map No. PPM 22-017

Project Location - Specific: APN: 061-040-005; The site is located on the south side of Avenue 346 (Lakeview Avenue), approximately 350 feet west of Wells Street, in Woodlake.

Project Location- Section, Township, Range: Section 30, Township 17S, Range 27E

Project Location - City: Woodlake, CA **Project Location - County:** Tulare (unincorporated area)

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 22-017 to divide one 85,377 sq. ft. parcel (1.96-acres) into two parcels: Parcel 1= 41,817 sq. ft. and Parcel 2= 43,560 sq. ft. in the R-A (Rural Residential) Zone.

Exempt Status: (*check one*)

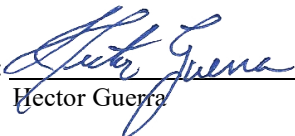
- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Common Sense Rule: CEQA guidelines 15061(b)(3)
- ☒ Categorical Exemption: Section 15315, Class 15 pertaining to Minor Land Divisions in urbanized
- ☐ ~~State~~ Story Exemptions:

Reasons why project is exempt: The project consists of the subject site being divided into two parcels, with an existing residence (single-family dwelling), both with access to a public road. Therefore, the application of CEQA Section 15315 is applicable and appropriate for this project.

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

Project Planner/Representative: Frances T. Garcia

Telephone: (559) 624-7000

Signature: 
 Hector Guerra

Date: 08/31/22

Title: Chief Environmental Planner

Signature: _____
 Reed Schenke, P.E.

Date: _____

Title: Environmental Assessment Officer
 RMA Director

☒ Signed by Lead Agency

Date submitted to the OPR/SCH: _____