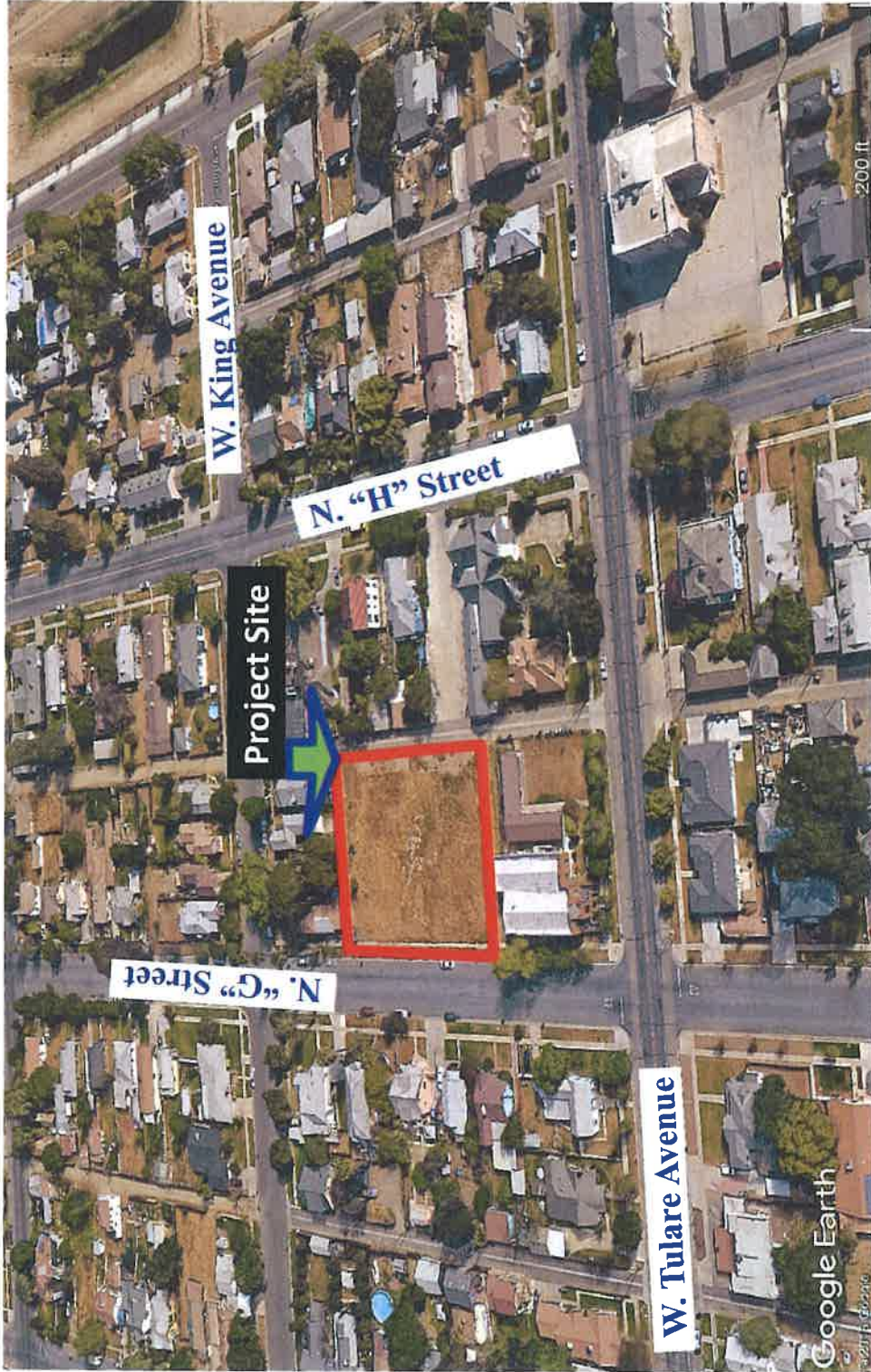


Attachment I
Project Vicinity Map

ZA 727, CUP 2017-31, and TSM 2018-00011



Attachment II

Zoning

ZA 727, CUP 2017-31, and TSM 2018-00011



Attachment III
**Townhouses Site Plan,
Floor Plan, and Renderings**

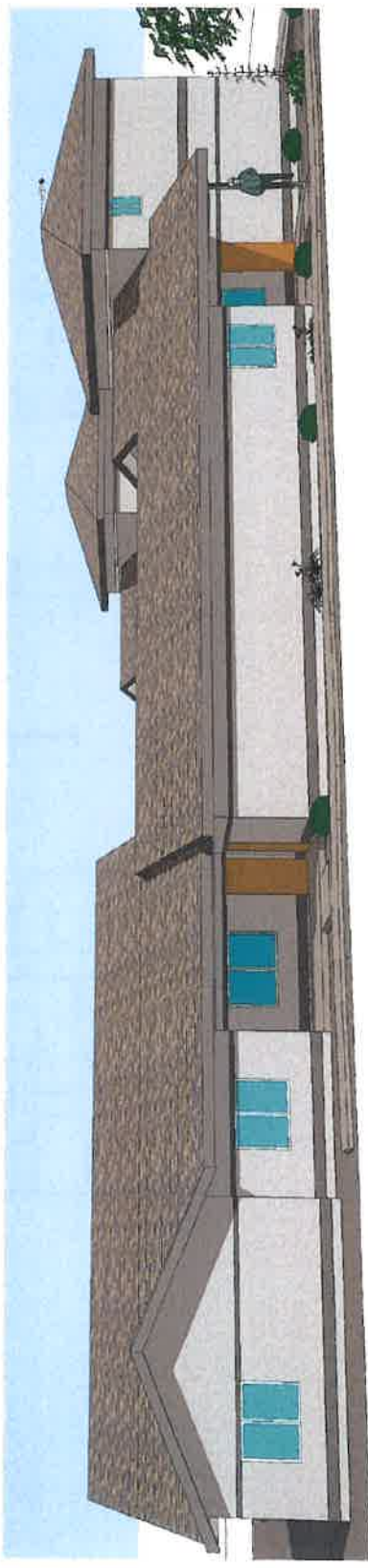
TITLE: 1000
 PROJECT: 1000
 SHEET: 1000
 DATE: 1/1/2020
 PREPARED BY:

prel

CHARAMONTE CONSTRUCTION

HILLMAN BUILDING DESIGNERS
 SPECIALIZING IN CUSTOM DESIGNS
 SINCE 1970
 2450 HWY. 90 SERRANO, CA 92250
 TEL: (951) 781-1528
 FAX: (951) 781-1528
 WWW: hillmanbuildingdesigners.com

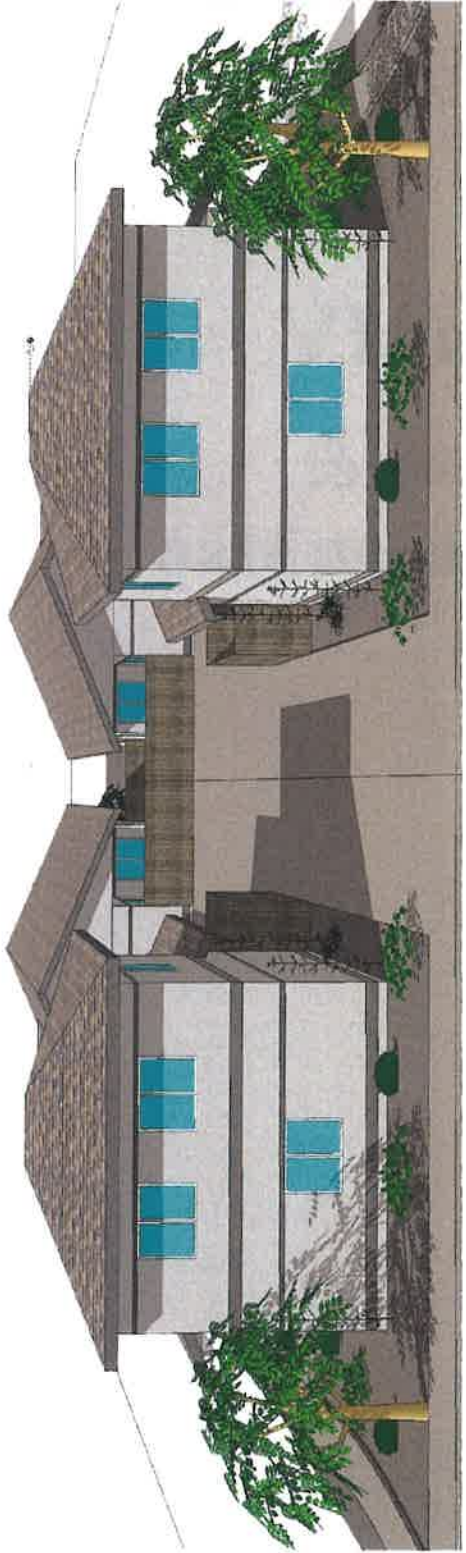
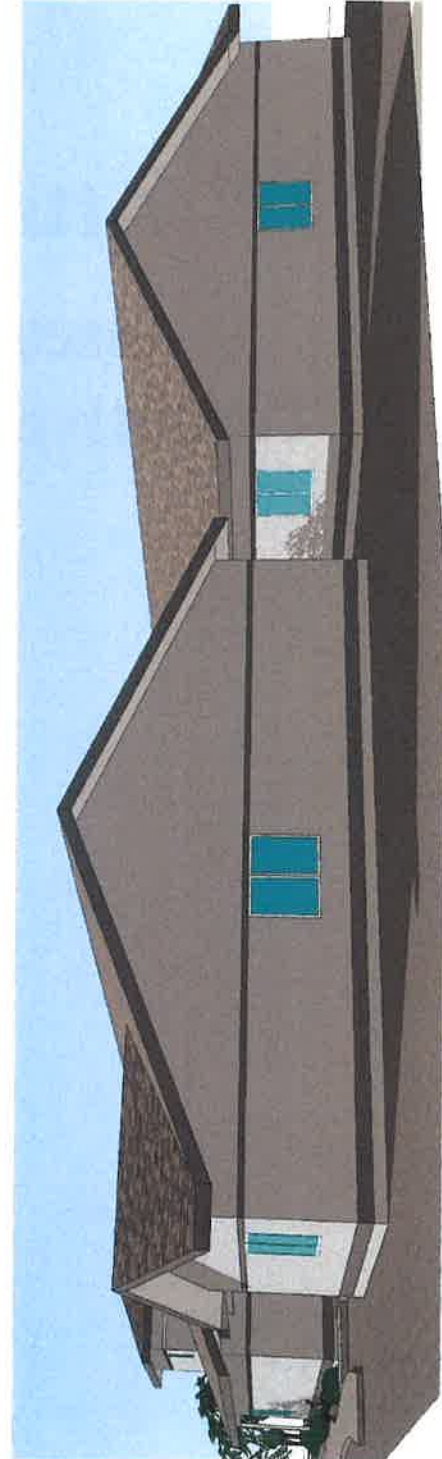
NO.	REVISIONS



CHIARAMONTE CONSTRUCTION

DATE	1-24-18
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
TITLE	

prel



HILLMAN BUILDING DESIGNERS
SPECIALIZING IN CUSTOM DESIGNS
SINCE 1970
3493 HWY. 99 SPRINGVILLE, CA 92365
Tel: (929) 781-1538
Email: hillmanbdesigns@gmail.com

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
TITLE	

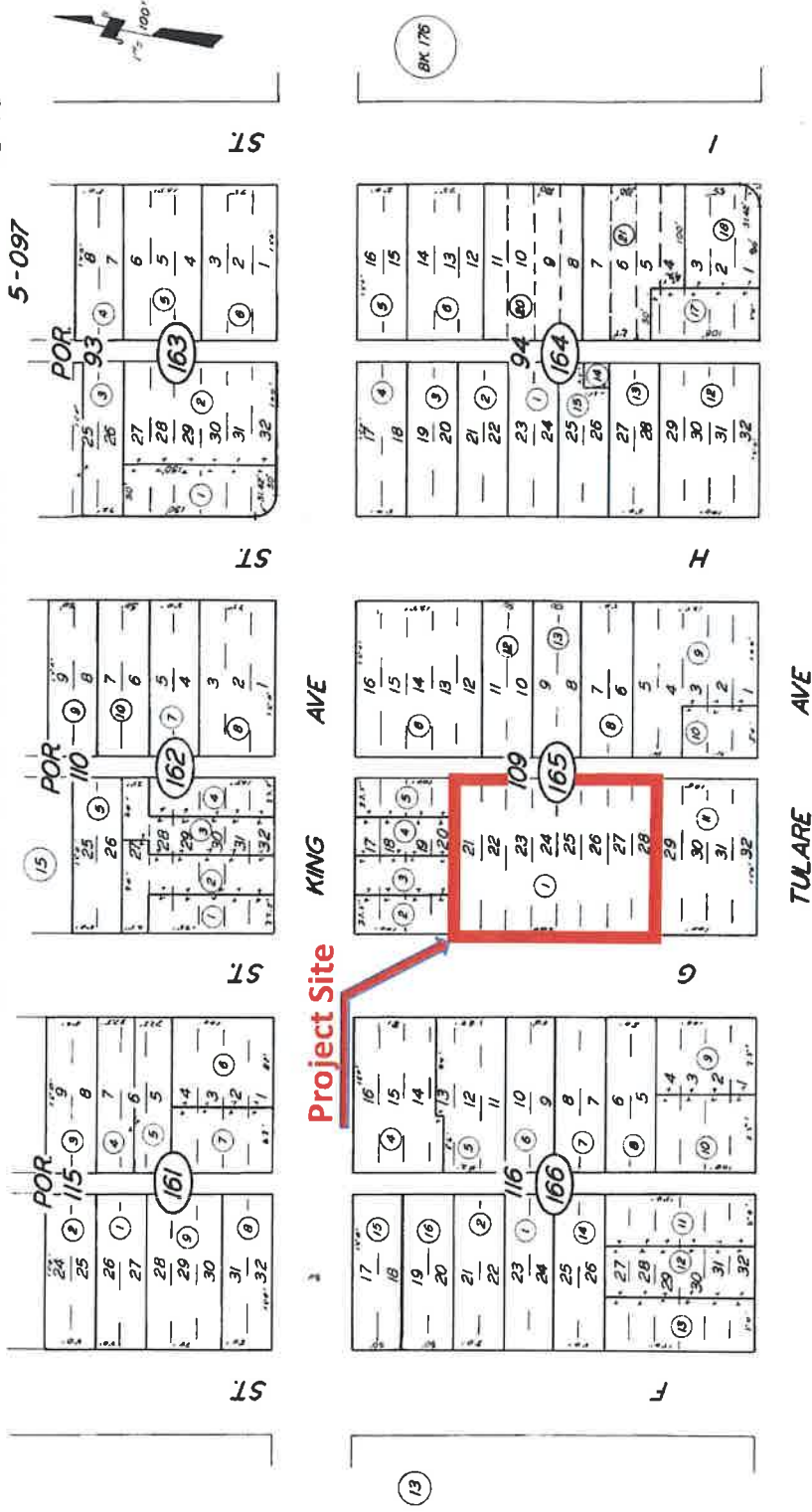
Attachment IV
Assessor's Map &
Tentative Subdivision Map

ZA 727, CUP 2017-31, and TSM 2018-00011

POR. NE 1/4 OF NE 1/4 SEC. 10, T.20S., R.24E., M. D. B. & M.

TAX CODE AREA 175-16

5-097



CITY OF TULARE
 ASSESSOR'S MAPS BK. 175, PG. 16
 COUNTY OF TULARE, CALIF.

POR. ORIG. TOWNSITE. BLKS. 94, 109, 116, & POR. BLKS. -
 R.M. 1-18 & 19

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

TENTATIVE SUBDIVISION MAP NORTH "G" STREET TOWNHOMES

BEING LOTS 31 THROUGH 38 OF BLOCK 108 OF THE TOWNSHIP OF TULARE COUNTY OF TULARE STATE OF CALIFORNIA AS PER MAP RECORDED IN BK. 3 PG. 36 OF MAPS T.C.R. ALL STATED IN SEC. 10, T.20 S., R.24 E., S.43B.M.

January 2018

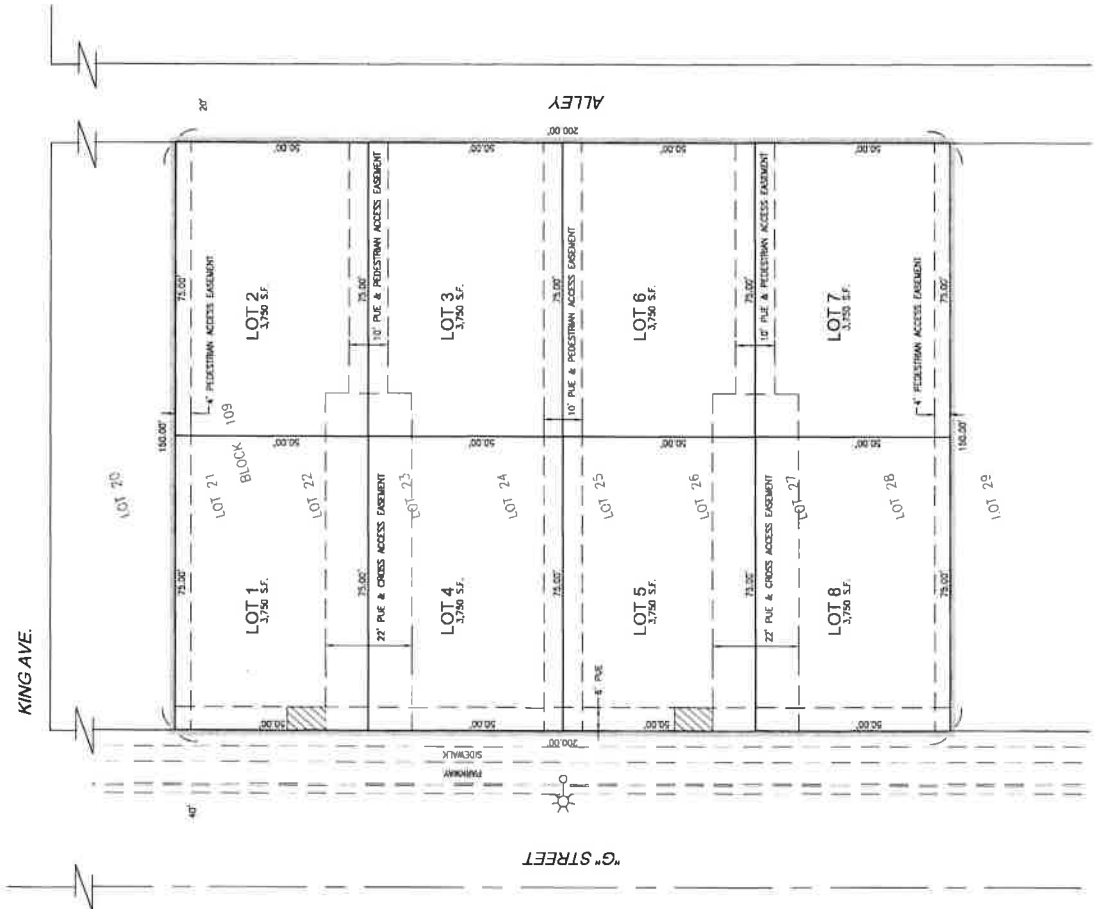
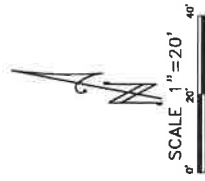
OWNERS: 134 NORTH "G" STREET ASSOCIATES, LLC
1133 Biltmore Court,
Tulare, CA 93274

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1820 Kings Canyon Blvd., Suite B
Visalia, California 93291
(559) 732-0102
www.fwa.com; fwa@forester-weber.com

NOTES:

EXISTING PROPERTY USE: VACANT
PROPOSED PROPERTY USE: RESIDENTIAL, TOWNHOMES
ZONING: R-1-5
CITY OF TULARE / LOCATED ON "G" STREET
CITY OF TULARE / LOCATED ON THE ALLEY
WATER: 10" PUE & PEDESTRIAN ACCESS EASEMENT
SEWER: 10" PUE & PEDESTRIAN ACCESS EASEMENT
SITE PLAN REVIEW: C.U.P. 2017-0031
LOT COVERAGE: LOTS 3, 2, 6 & 7: 1,722 SQ.FT. EA. 48%
BUILDING HEIGHT: LOTS 1, 4, 5 & 8: 2,223 SQ.FT. EA. 58%
STREET LIGHT TO BE INSTALLED (5800 LUMPH)

SETBACKS: FRONT: 10'
REAR: 5'
LOT SIZE: 5'x25' -- 1,250 SQ.FT.
NOT IN A FLOOD ZONE PER FEMA MAP
SEE ARCHITECTURAL SITE PLAN FOR BUILDING FOOT PRINT



Attachment V
Engineering Conditions



SITE PLAN REVIEW COMMENTS

Engineering Department

Michael W. Miller, City Engineer

TO: Planning Division

FROM: Engineering Division

MEETING DATE: January 17, 2018

PROJECT: Tentative Subdivision Map TM1719 (North G Street Townhomes)

PROJECT LOCATION: East side of "G" Street south of Inyo Avenue.

OWNER/DEVELOPER: 134 North "G" Street Associates LLC (Sal Chiarmonite)

The Engineering Division recommends the following Site Plan Review Status for the subject project:

- Resubmit: Additional Information Required, Redesign Required
 Revise and Proceed, comply with comments checked below

STANDARD CONDITIONS OF APPROVAL:

SOILS:

The Subdivider shall submit a preliminary soils report for structural foundation, which shall be prepared by a Registered Civil Engineer based upon adequate soil test borings. Said report shall be submitted to the City Engineer or Chief Building Official.

The Subdivider shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction. Compaction tests are required on all trenches. All soils testing shall be performed at the sole cost of the Subdivider. The Subdivider shall establish an account with a licensed and certified soil-testing firm acceptable to the City Engineer prior to the start of construction for compaction testing of trench backfill and fills. The City shall order and direct all compaction tests.

STREETS:

Street design shall conform to City of Tulare Design Guidelines and Public Improvement Standards. Arterial street widths and design traffic indices shall be as noted in Attachment "A."

The structural section of all streets shall be not less than the minimums requirements of the City of Tulare Design Guidelines and Public Improvement Standards. A greater thickness may be required by soils test results and engineered structural section calculations. The design of the pavement structural section for streets shall be asphalt concrete over aggregate base materials.

R-Value tests shall be taken for the design of all pavement areas to be constructed by this project. The spacing of said R-Value tests shall not be more than 400 feet apart, per linear foot of paving.

All streets shall have the City standard cross section with curb, gutter and sidewalk.

All utility services shall be placed in the streets prior to paving.

Compaction tests are required on all street subgrades. All soil testing shall be performed at the sole cost of the Subdivider.

Knuckles and transition curves to knuckles shall have 50-foot radii.

The centerlines of all streets shall be the continuations of the centerlines of existing streets, or shall be offset at least two hundred (200) feet.

The centerline curve radius for roadway design shall be a minimum of 250 feet for local streets, 600 feet for collector streets, and 1,200 feet for arterial streets. Provision for a smaller radius shall be subject to the approval of the City Engineer.

Street monuments shall be installed at locations as required by the City Engineer.

Driveway widths and spacing shall conform to requirements of City Code and the City of Tulare Design Guidelines and Public Improvement Standards.

Side lines of all lots wherever practicable shall be at right angles or radials to the centerline of the street.

Property line chamfers or radii are required at all street intersections per the requirements of the City of Tulare Design Guidelines and Public Improvement Standards.

The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For Landscape and Lighting Act District parcels, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

Turnarounds are required at all dead end streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up.

A barricade and a 2" x 8" rough redwood header shall be provided at dead end streets. As an option, an additional 1-foot of paving beyond the required limits of paving may be installed in lieu of a redwood header.

In conformance with Section 8.24.040 (A) 7 of the City of Tulare Municipal Code, "each street intersection shall be as near to a right angle as practicable."

If work by the Subdivider or his contractors render any existing City street to be in a condition unacceptable to the City Engineer, or his authorized representatives, said street must be restored to a condition as good as or better than before the development's construction activities began. Said repair work must be completed within 2 weeks of the damage having occurred, or in accordance with a schedule authorized by the City Engineer. Thenceforth, the Subdivider shall maintain the street in its repaired state for the duration of the development's construction activities.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

UTILITY RELOCATIONS AND UNDERGROUNDING REQUIREMENTS:

The Subdivider shall be responsible for all costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.160 (B) 3 of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the subdivision bonds.

SANITARY SEWERS:

Sanitary sewers shall be designed and constructed in accordance with the City of Tulare Design Guidelines and Public Improvement Standards.

Sewer laterals shall be installed to the property lines of all lots before the streets are surfaced. Laterals shall be located 8 feet from the centerline of each lot, unless otherwise approved to accommodate driveway approach locations.

All sewer lines shall pass both mandrel and air pressure tests, and shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire sewer line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

STORM DRAINAGE:

The storm drain system shall be designed and constructed in accordance with the City of Tulare Design Guidelines and Public Improvement Standards.

All pipe sizes where necessary shall be adjusted to carry the design flow at the final design slope.

All gutter runs shall be limited to 1000 feet by installing pipe and storm water inlets.

The minimum fall around curb returns shall be 0.3 foot.

All storm drain lines shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire storm drain line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

FIRE HYDRANTS:

Fire hydrants are to be located as required by the Fire Chief and City Engineer.

EASEMENTS:

Easements will be required for all utilities outside of dedicated rights-of-way. Six-foot Public Utility Easements will be required along all street frontages.

The Subdivider shall submit to the City of Tulare a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY:

Water mains shall be designed and constructed in accordance with the City of Tulare Design Guidelines and Public Improvement Standards.

Water services shall be installed to the property line of all lots before the streets are surfaced. Services shall be located either 8 feet from the centerline of each lot or 2 feet from property line. The minimum horizontal distance between water services and sewer laterals shall be 10 feet.

The Engineer shall propose locations for water services that will accommodate ultimate driveway approach locations.

Individual 1" polyethylene water services with meter boxes and meter idlers per City standards shall be installed to all single-family residential lots.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

Pressure, leakage, and purity tests are required on all City water system installations at the sole cost of the Subdivider.

STREET NAMES:

Street names shall be approved by the Director of Planning and Building.

Street name sign posts shall be installed at each intersection as required by the City Traffic Engineer, and the Subdivider shall pay for the new street name signs and mounting hardware prior to recordation of the final map, at the rate established at the time of recordation of the final map. Actual installation of the street name signs shall be completed by City personnel at such time that the development reaches a sufficient state of completion.

TRAFFIC SIGNS:

Types, sizes and locations of traffic signs shall be as required by the City Traffic Engineer and City standards.

PAVEMENT DELINEATION:

The Subdivider shall install and/or replace traffic striping, pavement markers, and pavement markings as required by the City Traffic Engineer.

STREET LIGHTS AND ELECTRICAL SERVICE:

The Subdivider must make provisions for the underground installation of electrical services and street lighting. Pole type shall be marbelite. Fixture type shall be LED unless otherwise approved by City Engineer. Design of the street lighting system shall comply with the City of Tulare Design Guidelines and Public Improvement Standards, and shall be subject to the approval of the City Engineer. Subdivider shall provide the City Engineer with an AutoCAD drawing file used as the basis of street light layout. The cost of the systems shall be included in the subdivision bonds.

GAS SERVICE:

The Subdivider must make provisions for the installation of a gas distribution system in all streets and at the sizes determined by the Southern California Gas Company.

PRIVATE IRRIGATION PIPELINES:

Existing private irrigation pipelines will need to be removed within street right of ways.

IRRIGATION CANALS:

Other than TID's Main Canal, if any portion of an existing irrigation canal (including ditch banks and maintenance access roads) falls within the development, said ditch shall be piped, relocated, or abandoned and shall be so designated on the plan drawings. The proposed method of piping shall be shown on one of the master plans, if full piping does not occur within the first phase. Alternatively, irrigation canals may be incorporated into a landscaped trail if approved by the City of Tulare and the affected irrigation district. The TID Main Canal can be

left open, with the installation of fencing and an adjacent 25' wide alley or multi-use trail, as approved by the City and TID.

TELEPHONE/CABLE:

The Subdivider must make provisions for the installation of underground telephone and cable service.

EXISTING STRUCTURES:

Any existing structures within the subdivision boundary shall be removed.

WELLS:

Any existing wells on the site shall be abandoned and sealed in accordance with City standards.

ELEVATIONS:

Any elevations shall be based on the official City of Tulare datum.

GENERAL CONDITIONS:

All design and construction shall be in accordance with all applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering considerations are intended to deal with major issues apparent to this office while reviewing this tentative map. Nothing in these conditions precludes our office from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

A City encroachment permit is required for any work to be performed within existing City rights-of-way or easements. A traffic control plan subject to the approval of the City Engineer is required for any work that will impact existing roadways. Encroachment permits may also be required by the State, Tulare Irrigation District and/or Union Pacific Railroad for any work impacting their rights-of-way, easements or facilities.

ADDITIONAL REQUIREMENTS:

Submit closures and tabulation of areas (square feet) of all lots within the subdivision. A blue line area shall also be submitted.

Provide the City of Tulare with three (3) prints of the final map of the subdivision, and three (3) prints of the improvement drawings for final checking.

Following approval of the final map, provide the City of Tulare with an electronic copy.

Following approval of the improvement drawings, provide the City of Tulare with one reproducible copy, four (4) prints and an electronic copy. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements.

Submit to the City of Tulare a title report for the parcel(s) to be developed.

The Subdivider's engineer will be required to certify in writing that all lot grading has been performed in accordance with the approved lot-grading plan prior to issuance of any building permits.

Prior to constructing any improvement that involves City reimbursements, the Subdivider shall submit to the City copies of their contractor's bid prices to be reviewed and approved by the City Engineer. Such work must be performed at prevailing wage rates to be eligible for reimbursement. If the Subdivider fails to obtain approval of reimbursable costs before the start of construction, the City reserves the right to reduce the reimbursable cost if deemed excessive by the City Engineer.

Prior to the start of construction, a meeting will be called by the City Engineer with the Subdivider, Contractor and all concerned including utility companies to coordinate and schedule work in order to avoid all possible delays due to conflicts of operation and to guarantee that all City requirements are met. The Contractor shall perform no construction in the field until after this meeting.

This project involves construction activity including clearing, grading and excavation which may require the filing a Notice of Intent with the State Water Resources Control Board under the General Permit to discharge storm water associated with construction activity, the preparation of a storm water pollution prevention plan, and monitoring program.

Approved By: Michael W. Miller, City Engineer

ATTACHMENT "A"

The engineering considerations checked below shall be made a condition of approval of the subject subdivision.

- 1) Existing curb and gutter, driveway approaches, sidewalk and ramped curb returns shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements at time of future building permit that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels.
- 2) New City standard driveway approach(es) shall be constructed at: Project entrances on "G" Street.
- 3) Street Lights (Standard Concrete Marbelite Pole) shall be installed at locations designated by the City Engineer, and shall comply with the following general requirements:
 - LED, SCE Owned/Maintained on a metered service. Design of the LED street lighting system shall be approved by City Engineer. The following street light design criteria shall be used: Minimum 5,800 Lumen with cut-off luminaires with 26' mounting height and 6' mast arm to be installed in accordance with City standards on: One location along project frontage on "G" Street.
- 4) A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed in accordance with the approved grading/ drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of a notice of completion. The Engineer or Architect shall affix their stamp and seal to the letter.
- 5) Any existing water wells shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.
- 6) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.

ATTACHMENT "B"

The Subdivider shall pay to the City at the time of approval of the final map all applicable fees, including, but not limited to, those checked below:

Benefit Districts

- 1) Sewer front foot charges: \$ 25.00 per front foot for frontages on _____.
- 2) Sewer Lift Station Fee of \$ _____ per acre.
- 3) Water front foot charges: \$ 17.50 per front foot for frontages on _____.
- 4) Street front foot charges: \$ _____ per front foot for frontages on _____.
- 5) Benefit District Creation Fee (if applicable): \$ 1,008.19 per district.
- 6) Other: _____

Special In-Lieu Fees

- 6) Traffic Signals Fee: \$ _____.
- 7) TID Ditch Piping Fee: \$ _____.
- 8) Sewer Main Fee: \$ _____.
- 9) Water Main Fee: \$ _____.
- 10) Street Fee: \$ _____.
- 11) Other Fees: \$ _____.

Plan Check, Inspection, and Impact Fees

- 12) Engineering Inspection Fee to be based on a percentage of the estimated cost of construction.
- 13) Development Impact Fees to be paid with Building Permit.
- 14) Engineering Plan Review Fee to be paid at time of submittal.
- 15) Final Map Plan Check Fee to be paid at time of submittal.

All fees shall be based on the current fee schedule in effect at the time of recordation of the final map.


Attachment VI

Fire Conditions

**TULARE FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following updated site plan comments for ZA 727 & CUP 17-31:

1. The project must comply with all of the latest applicable codes and standards.
2. Based on the occupancy classification of this project (Residential) an automatic fire sprinkler system *shall* be required.
3. All buildings shall be provided with approved address identification. A monument sign with the address shall be visible from the street or road fronting on the buildings (North "G" St.) Numbers and letters shall be on contrasting backgrounds and be a minimum of 4" high.
4. Smoke detectors shall be required in each sleeping room, outside each sleeping area, and on each floor of the dwelling. Carbon monoxide detection shall also be installed whenever there are fuel burning appliances, forced air-furnaces or attached garages.

Ryan Leonardo 
Fire Inspector III
December 20, 2017

Attachment VII
Solid Waste Conditions

Solid Waste Division

Site Plan Refuse & Recycling Service

Frank Rodriguez, Solid Waste Manager
Office: 559-684-4328 Fax:559-685-2378
frodriquez@tulare.ca.gov



Location: G Street South of King Street
Name: _____
Date: 1/17/2018
Plan #: CUP

TYPE OF SERVICE

Commercial Residential Roll Off Mandatory Recycling / Composting

- Revisions required prior to submitting final plans. **See comments below.**

- Customer responsible for setting can's out for service by 6:00 am and removing can's from curb, gutter on the same day after serviced. Customer is responsible for any violations.

- Mandatory Commercial Recycling AB 341. All Commercial Businesses and Multi Family customers must have a blue recycle Bin, Roll Off, or Can for clean paper, cardboard, cans, bottles etc.

- Customer is required to flatten, breakdown all cardboard and other bulky recyclables in blue containers
Customer is responsible for any contamination in containers and all fines and charges resulting from contaminated recyclables.

- Mandatory Food Waste and Compost Recycling AB 1826. Green 96 gallon containers for yard waste/food scraps required.
 Additional storage area attached to enclosure to store up to 3-96 gallon cans as option shown on enclosure specs is required.

- A concrete slab/apron is required in front of enclosure as shown in enclosure specifications. The apron shall be the width of the enclosure by 10 feet in front and be a minimum of eight inches thick to withstand truck weight..

- Containers to be service on street curb. Containers out for service by 6:00AM and removed the same day after serviced

- Location of bin enclosure not acceptable. See comments below.

- Bin enclosure is not to city standards double.

- Inadequate number of Trash/Recycling containers to provide sufficient service. See comments below.

- Drive approach too narrow for refuse truck access. See comments below.

- Area not adequate for allowing refuse truck turning radius of :
Commercial () 50 ft. outside 36 ft. inside; Residential () 50 ft. outside, 36 ft. inside.

- Paved areas should be engineered to withstand a 60,000 lb. refuse truck.

- Enclosure gates are () required (X) optional. () Lockable
(Gates and poles to be constructed as shown in City of Tulare enclosure specifications.)

- Gates shall be equipped with heavy duty hinges and cane bolts/sleeves attached to hold the gate in the open and closed positions. Gate shall shall open 180 degrees from closed position.

- Hammerhead turnaround must be built per city standards.

- All bin enclosures are for city refuse containers only. Grease drums or any other items or equipment are not allowed to be stored inside any trash/recycling/compost enclosures.

- Area in front of refuse enclosure must be marked off indicating "No Parking"

- Enclosure will have to be designed and located for a STAB service (Direct Access)

- Customer will be required to roll container out to curb for service.

Section 7.16.040 of the Tulare Municipal Code prohibits private companies/haulers from providing refuse services without authorization. Roll Off services for construction and demolition, recycling, compost or greenwaste and metal are to be provide by the City of Tulare Solid Waste Division. Any Private Roll Off companies/haulers used must be listed on the Board of Public Utilities City Resolution Approved Authorized Haulers List, Resolution No. 07-04. Commercial Front Load Bin service in the City of Tulare is provided exclusively by the City of Tulare Solid Waste Division only as per Municipal Code (No Exceptions).

Comments:

Container storage compartment/cubby is required on each property with capacity to store 3-96 gallon residentail carts.

Attachment VIII
Parks Division Conditions



SITE PLAN REVIEW COMMENTS

Community Services Department – Parks Division

Rob A. Hunt, Director, Community Services

TO: Planning Division

FROM: Community Services Department – Parks Division

MEETING DATE: January 25, 2018

PROJECT: ZA 727, CUP 2017-31, TSM 2018-00011 – North "G" Street Townhomes

PROJECT LOCATION: 175-165-001

OWNER/DEVELOPER: Sal Chiamonte

The Parks Division recommends the following Site Plan Review Status for the subject project:

- Resubmit: Additional Information Required, Redesign Required
 Revise and Proceed, comply with comments below
 Proceed, comply with comments below

The main objectives of the City of Tulare's Landscaping Ordinance include conserving water through the selection of plants consistent with Tulare's Mediterranean climate; design of water efficient landscapes; and to enhance the aesthetic appearance of the city by promoting development that is well landscaped, properly irrigated and effectively maintained.

All projects that require a landscaping and irrigation plan pursuant to Chapter 10.196 of MC shall comply with the following development standards:

GENERAL STANDARDS:

All landscape development over 500 square feet (new) or 2,500 square feet (rehabilitated) that requires a permit, plan check or design review shall meet the water efficiency and site design requirements detailed in other sections of the Landscape Ordinance Chapter 10.196 of the Municipal Code. The project applicant, and owner (if different) shall sign the Landscape Documentation Package as required in § 10.196.060(B)(1)(i).

Elements of the Landscape Documentation Package:

(A) Projects 2,500 square feet and less: Projects 2,500 square feet and less may comply with the requirements of this chapter by conforming to the prescriptive measures. Compliance with all of the items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option.

(B) Any project including all projects over 2,500 square feet: The Landscape Documentation Package shall include the following six elements:

- (1) Project information;
 - (a) Date;
 - (b) Project applicant;
 - (c) Project address (if available, parcel and/or lot number(s));

- (d) Total landscape area (square feet);
 - (e) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
 - (f) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor;
 - (g) Checklist of all documents in Landscape Documentation Package;
 - (h) Project contacts to include contact information for the project applicant and property owner;
 - (i) Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- (2) Water Efficient Landscape Worksheet;
- (a) Hydrozone information table.
 - (b) Water budget calculations.
 - 1. Maximum applied water allowance (MAWA).
 - 2. Estimated total water use (ETWU).
- (3) Soil management report;
- (4) Landscape design plan;
- (5) Irrigation design plan; and
- (6) Grading design plan.

Landscape and irrigation plans for individual residential lots (3 sets) are to be submitted to the Building Department along with building permit submittals for review and approval. Attachment "A" are copies of the landscape prescriptive compliance and sample landscape plan and water calculation sheets. A complete copy of the City's landscape standards may be viewed on-line at www.tulare.ca.gov.

If there are questions regarding the above requirements or how they impact the specific project, please contact the City of Tulare, Community Services Department at 559-684-4310.

Prepared By: Rob Hunt

Date: January 25, 2018

ATTACHMENT "A"



LANDSCAPE PRESCRIPTIVE COMPLIANCE (MC Section 10.196)

(A) *Projects 2,500 square feet and less.* Projects 2,500 square feet and less may comply with the requirements of this chapter by conforming to the prescriptive measures below. Compliance with all of the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:

(1) Submit a Landscape Documentation Package which includes the following elements:

- (a) Date.
- (b) Project applicant.
- (c) Project address (if available, parcel and/or lot number(s)).
- (d) Total landscape area (square feet), including a breakdown of turf and plant material.
- (e) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed).
- (f) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well.
- (g) Contact information for the project applicant and property owner.
- (h) Applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option of the MWEL0".
- (i) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contraindicated by a soil test).

(2) Plant material shall comply with all of the following:

(a) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; for non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;

(b) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated.

(3) Turf shall comply with all of the following:

(a) Turf shall not exceed 25% of the landscape area in residential areas and there shall be no turf in non- residential areas;

(b) Turf shall not be planted on sloped areas which exceed a slope of one foot vertical elevation change for every four feet of horizontal length;

(c) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.

(4) Irrigation systems shall comply with the following:

(a) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.

(b) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.

(c) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.

(d) Manual shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(e) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(5) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

(B) *Any project including all projects over 2,500 square feet.* The Landscape Documentation Package shall include the following six elements:

(1) Project information;

(a) Date;

(b) Project applicant;

(c) Project address (if available, parcel and/or lot number(s));

(d) Total landscape area (square feet);

(e) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);

(f) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;

(g) Checklist of all documents in Landscape Documentation Package;

(h) Project contacts to include contact information for the project applicant and property owner;

(i) Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

(2) Water Efficient Landscape Worksheet;

(a) Hydrozone information table.

(b) Water budget calculations.

1. Maximum applied water allowance (MAWA).

2. Estimated total water use (ETWU).

(3) Soil management report;

(4) Landscape design plan;

(5) Irrigation design plan; and

(6) Grading design plan.

Attachment IX
Resolution No. 5275

RESOLUTION NO. 5275

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION RECOMMENDING APPROVAL OF ZONE AMENDMENT NO. 727
TO THE CITY COUNCIL FOR ADOPTION**

WHEREAS, the City of Tulare Planning Commission at a regular meeting held on February 12, 2018 considered a request from 134 North "G" Associates, LLC, to change the existing Zoning District from R-1-5 to the R-1-5/PD Zoning District on the entire parcel. The project is located approximately 100 feet to the South of W. King Avenue and East of N. "G" Street (APNs 172-100-001); and

WHEREAS, the City of Tulare Planning Commission determined that the proposed amendment is in the public interest; and,

WHEREAS, the City of Tulare Planning Commission determined the proposed action will promote the goals and objectives of the Zoning Title as prescribed in Section 10.04.020 of the Tulare City Code; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed request will not be detrimental to the public health, safety, and welfare or be materially injurious to properties or improvements in the vicinity; and,

WHEREAS, the subject project is Categorically Exempt pursuant to Section 15332–Infill Development Projects, of the California Environmental Quality Act of 1970, as amended.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City of Tulare Planning Commission that Zone Amendment Application No. 727 is hereby recommended to the City Council for adoption.

PASSED, APPROVED AND ADOPTED this twelfth day of February, 2018 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

Attachment X
Resolution No. 5276

RESOLUTION NO. 5276

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT 2017-31 AND
TENTATIVE SUBDIVISION MAP 2018-00011 –
NORTH “G” STREET TOWNHOMES**

WHEREAS, the City of Tulare Planning Commission, at a duly noticed regular meeting on February 12, 2018, held a public hearing to consider a request by 134 North “G” Associates, LLC, to subdivide approximately 0.68 acre into 8 residential subdivision lots for townhouse-type development on a property located approximately 100 feet to the South of W. King Avenue and East of N. “G” Street (APN 175-165-001); and,

WHEREAS, the Planning Commission of the City of Tulare determined that the required Conditional Use Permit No. 2017-31 per Section 10.145.040 of the Tulare City Code is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed subdivision map is consistent with applicable Tulare General Plan; and,

WHEREAS, the City of Tulare Planning Commission determined that the design or improvements of the proposed subdivision are consistent with the Tulare General Plan; and,

WHEREAS, the City of Tulare Planning Commission determined that the site is physically suitable for the type of development proposed; and,

WHEREAS, the City of Tulare Planning Commission determined that the site is physically suitable for the proposed density of the development; and

WHEREAS, the City of Tulare Planning Commission determined that the design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision; and,

WHEREAS, the Planning Commission of the City of Tulare finds the subject project is Categorical Exempt consistent with the California Environmental Quality Act (CEQA) of 1970, as amended and, therefore, the project is exempt from further environmental review pursuant to Section 15332–Infill Development Projects, of said Act.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Tulare makes the following specific findings regarding Conditional Use Permit No. 2017-31 based on the evidence presented:

1. The location of the proposed use is in accordance with the purpose and objectives of the Zoning Title and the purposes of the District in which the site is located; and,
2. The location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity; and,
3. The proposed use is consistent with the Tulare General Plan; and,
4. The subject conditional use will comply with each of the applicable provisions contained in the Zoning Title; and,
5. The site for the proposed use is adequate in size, shape, and location to accommodate the use the District for which it is proposed; and,
6. This project is exempt pursuant to Section 15332–Infill Development Projects, of the California Environmental Quality Act of 1970, as amended; and,

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Conditional Use Permit 2017-031, subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) Construction shall be in accordance with the site plan approved by the Planning Commission.
- 3) Approval does not authorize any deviation from Fire and Building Codes.
- 4) Approval of CUP 2017-031 is contingent on approval of the associated Zoning Amendment No. 727; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Tulare makes the following specific findings regarding TSM 2018-00011 based on the evidence presented:

1. That the proposed subdivision map is consistent with the Goals and Policies of the Tulare General Plan.
2. That the design or improvements of the proposed subdivision are consistent with the Tulare General Plan.
3. That the site is physically suitable for the type of development proposed.

4. That the site is physically suitable for the density of the development.
5. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; and,

BE IT ALSO FURTHER RESOLVED, that the Planning Commission hereby approves Tentative Subdivision Map 2018-00011, subject to the following conditions:

- 1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- 2) The applicant shall comply with conditions as required by the Engineering Division, Fire Department, Public Works Department/Solid Waste Division, and Community Services Department/Parks Division (Attachments V, VI, VII, and VIII).
- 3) All lots shall meet the provisions of the applicable zoning district.
- 4) Adequate permanent or temporary fire protection facilities as approved by the Fire Chief, shall be installed prior to the issuance of any building permits and prior to the storage of combustible materials on site.
- 5) Final acceptance of the tract shall be contingent upon the subdividers providing within and/or outside the tract, drainage disposal facilities, as required to receive drainage and dispose for drainage and storm waters from this tract. Said facilities shall be subject to the approval of the Public Works/Engineering Department.
- 6) Public utility easements shall be granted as depicted in the subject Tentative Map and as required for public utilities.
- 7) The Final subdivision map shall depict all necessary easements.
- 8) The applicant shall comply with the requirements of the Public Works Director and City Engineer regarding sewage disposal and water supply facilities.
- 9) All requirements of Title 10 and Chapter 8.24 (Subdivision Regulations) shall be met.
- 10) To address all access and maintenance-related requirements, the applicant shall establish and record an access/maintenance agreement that is acceptable to the City prior to recordation of the final map; this shall be consistent with City standards and approved by the Community and Economic Development Director and/or Community Services Director.

- 11) The applicant shall record a note on the final map indicating that all residential lots are subject to an access/maintenance agreement.
- 12) The applicant shall submit four copies of a landscape and irrigation plan consistent with the City's Landscaping Ordinance.
- 13) The applicant shall comply with San Joaquin Valley Air Pollution Control District regulations regarding dust control during construction.
- 14) The applicant shall comply with San Joaquin Valley Air Pollution Control District Rules 9510 and 3180 for the final maps.
- 15) Recording of the final maps are subject to the approval of CUP 2017-31 and Zoning Amendment No. 727.
- 16) The applicant shall provide and locate mailbox clusters as approved by the U.S. Postmaster, Tulare.
- 17) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/ Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, beings as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer shall be legally barred from later changing such exactions.
- 18) The applicant shall provide a retaining wall wherever adjacent lot grades exceed six inches.

PASSED, APPROVED AND ADOPTED this Twelfth day of February, 2018, by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

