

**AGENDA ITEM:**

**CITY OF TULARE  
AGENDA ITEM TRANSMITTAL SHEET**

**Submitting Department:** Engineering Services

**For Council Meeting of:** February 4, 2020

**Documents Attached:**  Ordinance  Resolution  Staff Report  Other  None

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**AGENDA ITEM:**

Conditionally approve the Parcel Map filed by Woodside Homes for the division of land located on the west side of Morrison Street between Tulare Avenue and the Seminole Avenue alignment for recordation subject to receipt of the signed parcel map, all fees, and other required items prior to April 5, 2020.

**IS PUBLIC HEARING REQUIRED:**  Yes  No

**BACKGROUND/EXPLANATION:**

Tentative Parcel Map No. 2020-01 filed by Woodside Homes for the division of land located on the west side of Morrison Street between Tulare Avenue and the Seminole Avenue alignment was approved by the Parcel Map Committee on January 27, 2020. This parcel map comprises approximately 76.5 acres to be subdivided into 4 parcels. Parcel 1 is 22.77 acres, Parcel 2 is 24.45 acres, Parcel 3 is 14.55 acres, and Parcel 4 is 16.31 acres. No right-of-way dedications or easements are required for this parcel map.

The subdivider is actively working to complete the final parcel map. To expedite the map approval process, the subdivider is requesting Council’s conditional approval and acceptance subject to receipt of the signed parcel map, all fees, and other required items within 60-days. Such requests have routinely been accommodated. Copies of Parcel Map Committee Resolution No. 813 and the Tentative Parcel Map are attached.

**STAFF RECOMMENDATION:**

Conditionally approve the Parcel Map filed by Woodside Homes for the division of land located on the west side of Morrison Street between Tulare Avenue and the Seminole Avenue alignment for recordation subject to receipt of the signed parcel map, all fees, and other required items prior to April 5, 2020.

**CITY ATTORNEY REVIEW/COMMENTS:**  Yes  N/A

The parcel map will be reviewed for compliance with applicable legal requirements prior to recordation.

**IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED:**  Yes  No  N/A  
(If yes, please submit required budget appropriation request)

**FUNDING SOURCE/ACCOUNT NUMBER:** N/A

**Submitted by:** Michael Miller

**Title:** City Engineer

**Date:** January 31, 2020

**City Manager Approval:** \_\_\_\_\_

**RESOLUTION NO. 813**

**A RESOLUTION OF THE CITY OF TULARE PARCEL MAP COMMITTEE  
FOR TENTATIVE PARCEL MAP APPLICATION NO. 2020-01**

**WHEREAS**, the Parcel Map Committee of the City of Tulare duly convened at a regular meeting on January 27, 2020 and approved the request by Woodside Homes to create 4 parcels of record from one existing parcel (APNs 172-130-020, 172-090-029, 172-110-002, and 172-070-005) on property located on the west side of Morrison Street between Tulare Avenue and the Seminole Avenue alignment; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map provides required dedications and easements to be recorded by final parcel map; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map is in conformance with the goals and objectives of the General Plan; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map will not have significant effect on surrounding properties and improvements in the vicinity of the project site; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed project is exempt pursuant to Section 15315 of the California Environmental Quality Act of 1970, as amended; and,

**WHEREAS**, the Parcel Map Committee determined that the proposed parcel map is consistent with the Tulare Municipal Code,

**NOW, THEREFORE, BE IT RESOLVED** by the Parcel Map Committee that the project is exempt pursuant to Section 15315 of the California Environmental Quality Act of 1970, as amended.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Parcel Map Committee that Tentative Parcel Map 2020-01 is hereby approved and subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) A final map shall be recorded in substantial compliance with the tentative parcel map number 2020-01.
- 3) Applicant shall comply with the attached Engineering conditions.

## Engineering

### STANDARD CONDITIONS OF APPROVAL:

#### OFFSITE IMPROVEMENTS:

The proposed parcel map is associated with the approved Farrar Tentative Subdivision Map. The conditions of approval found in Resolution No. 5355 approving the tentative map, and the conditions listed below, assume development will start at Tulare Avenue and progress north to Seminole Avenue. Changes to the phasing of the Farrar Tentative Map or Tentative Map lot configuration may trigger additional conditions not listed below.

Unless specified otherwise in Attachment A, offsite improvements can be deferred until the development or further subdivision of a given parcel, whichever comes first. Per the City Engineers requirements, offsite improvements beyond the frontage of said lot may be required to allow for the safe and orderly development of the remaining lots.

In a subdivision resulting in four or fewer lots, or as allowed by the Map Act for the subdivision to be recorded as a parcel map, if fulfillment of construction requirements is being deferred, the parcel map shall contain a statement, which reads substantially as follows:

NOTICE: CERTAIN OFF-SITE AND/OR ON-SITE IMPROVEMENTS ARE REQUIRED IN CONNECTION WITH THESE LOTS (CITY OF TULARE PARCEL MAP COMMITTEE RESOLUTION NO. \_\_\_\_\_). NO PERSON MAY OBTAIN A BUILDING PERMIT FOR ANY LOT ON THIS MAP UNTIL THE REQUIRED IMPROVEMENTS ARE COMPLETED OR FINANCIAL SECURITY HAS BEEN POSTED WITH THE CITY TO ASSURE COMPLETION PRIOR TO BUILDING OCCUPANCY.

#### 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."

Per Section 8.24.450 (A) (1) (d) of the City of Tulare Municipal Code Part-width streets shall contain a minimum of two 12-foot-wide travel lanes, an 8-foot-wide parking land and a 4-foot paved shoulder.

The structural section of all streets shall be not less than the minimum 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 a minimum 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 per Section 8.24.450 (A) (2) (b) of the City of Tulare Municipal Code.

The centerline curve radius for roadway design shall be based on the posted speed limit and have 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, unless deemed not necessary by the Fire Department, Solid Waste Department, and the Engineering Department.

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 8.24.450 (A) (10) of the City of Tulare Municipal Code, "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 8.24.500 (M) (1) 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 per City of Tulare Design Guidelines and Public Improvement Standards, 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 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 and maximum fall around curb returns shall be 0.64% and 1.5% respectively.

All storm drain lines shall be subject to video inspection by the City.

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 unless specified otherwise by the City Engineer.

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 per City of Tulare Design Guidelines and Public Improvement Standards. The minimum horizontal distance between water services and sewer laterals (measured from outside of pipe to outside of pipe) shall be 10 feet.

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

Individual minimum 1" polyethylene water services with meter boxes and meter idlers per City standards shall be installed to all single-family residential lots. Minimum 2" polyethylene water services with meter boxes and meter idlers per City standards shall be installed to all multifamily, commercial, and industrial 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.

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:

Per Section 8.24.500 (H) (1) of the City of Tulare Municipal Code, if any portion (other than TID's Main Canal) of an existing irrigation canal (including ditch banks and maintenance access roads) falls within the development or within City right-of-way affected by the project, 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.

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.

If 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.

**PASSED, APPROVED AND ADOPTED** this twenty-seventh day of January, 2020 by the following recorded vote:

AYES: Myers, Miller, Bower  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

Sandi Miller  
SANDI MILLER, CHAIRMAN  
City of Tulare Parcel Map Committee

ATTEST:  
[Signature]  
TRACI MYERS, VICE-CHAIRMAN  
City of Tulare Parcel Map Committee

# TENTATIVE PARCEL MAP FARRAR ESTATES

APN 172-070-005, 172-090-029, 172-110-001, 172-130-020  
GROSS AREA = 78.08 ACRES

## NOTES

1. EXISTING ZONING - R-1-12.5
2. PROPOSED ZONING - R-1-6, R-1-5
3. EXISTING USE - VACANT
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THIS PARCEL MAP TO BE PROCESSED CONCURRENT WITH TENTATIVE SUBDIVISION MAP.
6. PUE (PUBLIC UTILITY EASEMENT)
7. TID (TULARE IRRIGATION DISTRICT EASEMENT)
8. I.O.D. (IRREVOCABLE OFFER OF DEDICATION)

## LEGAL DESCRIPTION

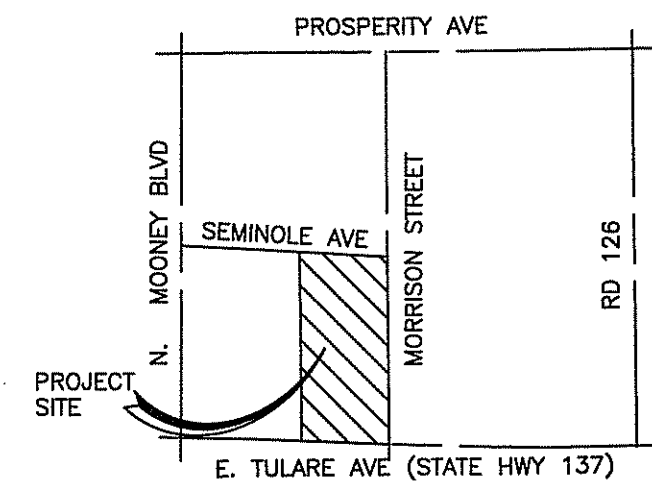
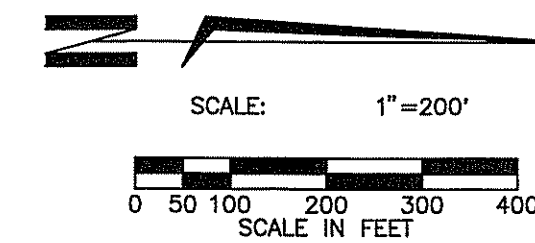
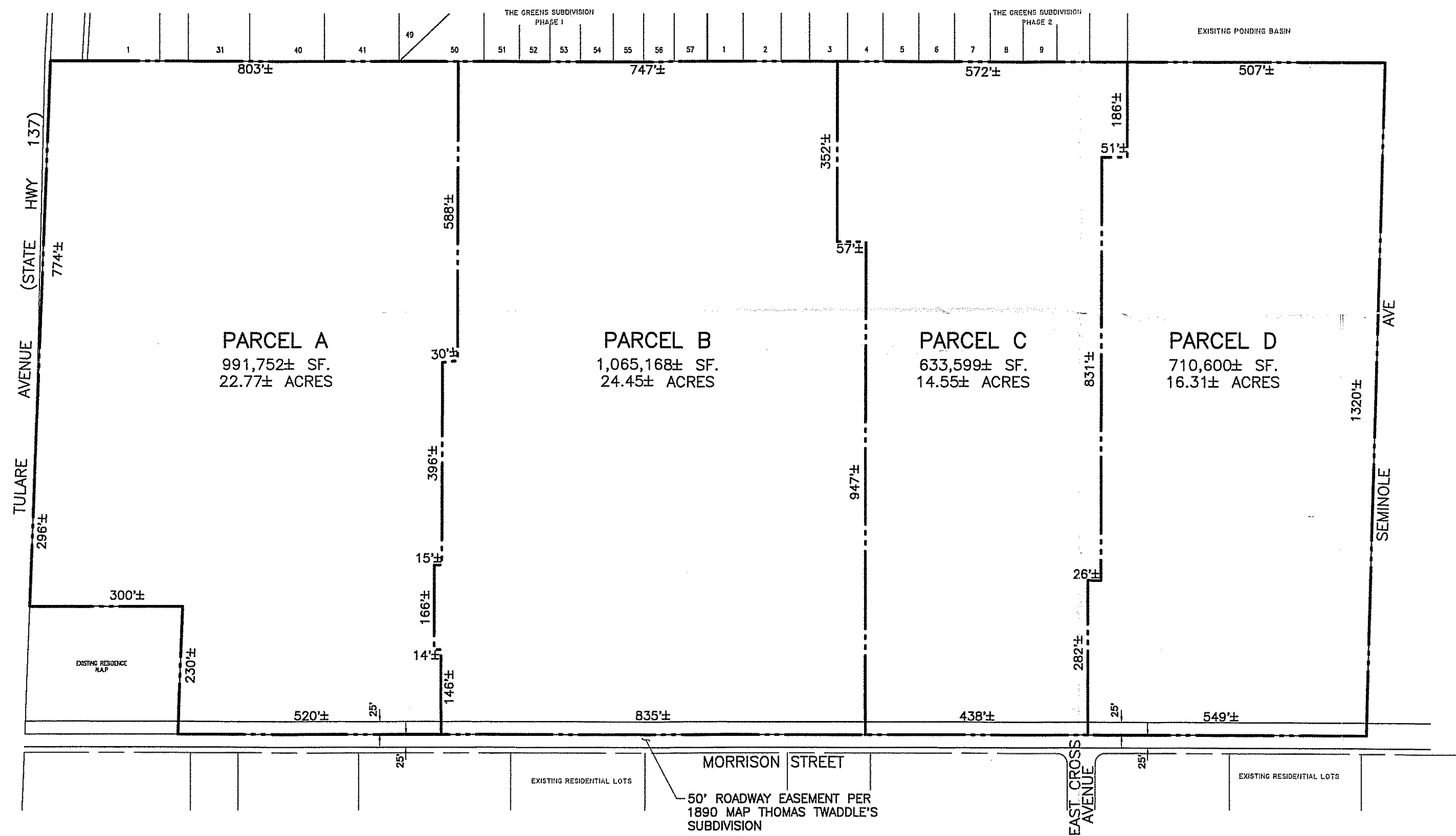
THAT PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 6 AT ITS POINT OF INTERSECTION WITH THE CENTERLINE OF THE COUNTY ROAD WHICH IS DESIGNATED AS "AVENUE" ON THE MAP OF THOMAS TWADDLE'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1, PAGE 69 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH ALONG THE CENTERLINE OF SAID AVENUE, 2641.68 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 6, 1319.60 FEET; THENCE SOUTH 0°22' EAST, 648.53 FEET; THENCE SOUTH PARALLEL TO THE CENTERLINE OF SAID AVENUE 1980 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE EAST ALONG SAID SOUTH LINE 1320 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 300 FEET OF THE EAST 250 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES, AND MINERAL RIGHTS AS CONVEYED TO FRANK LAGOMARSINO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST AND NANCY L. FARRAR, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST, BY QUITCLAIM DEED RECORDED DECEMBER 08, 1998, AS INSTRUMENT NO. 1998-0091006, OFFICIAL RECORDS.

APN: 172-070-005, 172-090-029, 172-110-001, 172-130-020



VICINITY MAP  
NOT TO SCALE

## SUBDIVIDER:

WOODSIDE 06N, LP  
9 RIVER PARK PLACE EAST, SUITE 430  
FRESNO, CA 93720  
559.437.9000

## RECORD OWNER:

FARRAR TRUST  
BILL & NANCY FARRAR  
3 ROBERT DRIVE  
MENLO PARK, CA 94025

REVISION DATE
12/05/19
12/06/19



DRAWING: S:\2019\LD\19015\Entitlements\TPM\Farrar Estates Iterations\dmg/Layout1 - LDC-Civil.ctb  
PLOT BY: jlls Dec 06, 2019 - 5:16pm