

**CITY OF TULARE
PARCEL MAP COMMITTEE AGENDA**

"Mission Statement - City of Tulare:

*To promote a quality of life making Tulare the most desirable community in which to live, learn,
play, work, worship and prosper.*

June 24, 2024

411 East Kern Ave

10:30 a.m.

City Manager Conference Room

1. MINUTES

Minutes of the March 25, 2024
Regular Parcel Map Meeting

Motion: _____
Second: _____

2. PUBLIC HEARING

Tentative Parcel Map 2024-02

Consider a request by Tulare First Church of God
to create two parcels from one existing approximately
6.59-acre parcel to accommodate future development.

Motion: _____
Second: _____

Project Planner: Julian Reynaga, Assistant Planner

2. NON PUBLIC HEARING

None

4. ADJOURNMENT

In compliance with the Americans with Disabilities Act and the Brown Act, if you need special assistance to participate in this meeting, including the receipt of the agenda and documents in the agenda package in an alternate format, please contact the City of Tulare Planning and Building Department (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35, 104 ADA Title II), and allow for the preparation of documents in the appropriate alternate format.

[Note: Pursuant to Government Code 54957.5- Effective 7/1/08 Documents produced and distributed less than 72 hours prior to or during an open session of a regular meeting to a majority of the legislative body regarding any item on the agenda will be made available for public inspection at the meeting and at the Planning Department at City Hall located at 411 East Kern Avenue during normal business hours.]

CITY OF TULARE PARCEL MAP COMMITTEE

REGULAR MEETING

MINUTES

City Manager Community Room

March 25, 2024

COMMITTEE MEMBERS PRESENT:

Mario Anaya, Community Development Director
Sandi Miller, Chair, Jan Bowen, Senior Engineer

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

Steven Sopp, Principal Planner
Jonathan Coelho, Assistant Planner
Maria Sanchez, Senior Administrative Assistant

CALL TO ORDER:

Chair Sandi Miller called the meeting to order at 10:35am.

MINUTES:

It was motioned by Chair Miller and seconded by Community Development Director Mario Anaya to approve the minutes of the January 22, 2024, Parcel Map Committee meeting as presented.

Approved by a unanimous vote.

PUBLIC HEARING:

Tentative Parcel Map 2024-01

Jonathan Coelho, Assistant Planner, reviewed with the Committee a request by Ishkan Bayrakdarian to create three parcels from one existing parcel approximately 7.2-acre parcel located on the south corner of Paseo Del Lago and Bardolino Drive.

Following Committee discussion, it was motioned by Chair Miller and seconded by Director Anaya to adopt Resolution 858 approving Tentative Parcel 2024-01 based on the findings and subject to the conditions as listed in the staff report.

COMMITTEE

AYES: S. Miller, Anaya, Bowen

NOES: None

ABSTAIN: None

ABSENT: None

NON-PUBLIC HEARING:

Time Extension Request for Parcel Map 2022-01

Steven Sopp, Principal Planner, reviewed with the Committee a request by Ben Mullins of Lane Engineers, on behalf of Ametijian Farms, to allow a two-year extension for previously approved Parcel Map 2022-01.

It was motioned by Director Anaya and seconded by Chair Miller to approve two-year extension for Parcel Map 2022-01.

COMMITTEE

AYES: S. Miller, Anaya, Bowen

NOES: None

ABSTAIN: None

ABSENT: None

ADJOURNMENT:

There being no further business to come before Parcel Map Committee, Chair Miller adjourned the meeting at 10:47 a.m.

Sandi Miller, CHAIR
City of Tulare Parcel Map Committee

ATTEST:

Mario Anaya, VICE-CHAIR
City of Tulare Parcel Map Committee

**CITY OF TULARE PARCEL MAP COMMITTEE
STAFF REPORT**

Agenda Item No.

June 24th, 2024

TENTATIVE PARCEL MAP 2024-02

PRESENTED TO: Parcel Map Committee

PROJECT PLANNER: Julian Reynaga, Assistant Planner

APPLICANT: Tulare First Church of God

LOCATION: 833 North Blackstone Street
Located to the West of the 99 Highway
North of Lyndale Drive.

APN: 170-390-033

ZONING CLASSIFICATION: R-1-8 (Single Family Residential) and C-2
(Professional Office Commercial)

GENERAL PLAN DESIGNATION: Low Density Residential
Office Commercial

**SURROUNDING LAND USES
AND ZONING:** North:...Retail Commercial C-3
South:....Single-Family Residential R-1-6
West:....Single-Family Residential R-1-8
East:.....Multiple-Family Residential RM2

STAFF RECOMMENDATION:

Staff recommends that the Parcel Map Committee approve Tentative Parcel Map No. 2024-02 subject to the findings and conditions in Resolution No. 859. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code, as well as the Subdivision Map Act.

REQUEST:

This is a request by Tulare First Church of God to create 2 parcels of record from 1 existing approximately 6.59-acre parcel (APN 170-390-033) in order to accommodate future development on the subject property. The subject property is located on the North of Lyndale Avenue on the west side of Blackstone Street.

RELATED PROJECTS:

- Zone Amendment No. 623 – a request to change the existing zoning on 2.17 acres of the subject property from R-1-8 (single family residential - 8,000 sq.ft. minimum parcel area) to C-2 (professional office). – Planning Commission Approved October 17, 2005.

- General Plan Amendment No. 2005-09 – request to change the existing General Plan land use designation from “Suburban Residential” to “Office” on 2.17 acres of the subject property. – Planning Commission Approved October 17, 2005.

PROPOSED PROJECT DETAILS:

The existing parcel is currently owned by the Tulare First Church of God. The owner intends to split the parcel in two and sell off the northern portion. The church property will remain. On October 17th, 2005 the City of Tulare Planning Commission approved a resolution for a general plan amendment to change the land use designation from “Low Density Residential” to “Commercial Office” and a zone amendment to change the zoning from R-1-8 (single-family residential) to C-2 (Office Commercial) on 2.17 acres of the northern portion of the parcel, that will consist of the proposed parcel 2.

Existing Parcel:

Parcel 1 6.59 acres

Proposed Parcels:

Parcel 1 4.41 acres

Parcel 2 2.17 acres

STAFF COMMENTS:

The property is designated Low Density Residential and Commercial Office in the City of Tulare 2035 General Plan. The proposed parcels will meet the development standards for minimum parcel area, lot width, lot depth, and minimum street frontage for the R-1-8 and C-2 zones. (*Chapters 10.32 Single Family Residential and 10.48 Office Commercial*).

The proposed parcel map is consistent with the Subdivision Map Act. The proposed Tentative Parcel Map is in compliance with *Chapter 8.28 – Tentative Parcel Map Procedures* and requires a public hearing and action by the Parcel Map Committee.

Staff believes the Parcel Map Committee can make all required findings to approve the project as described below.

In conformance with the noticing requirements of the Subdivision Map Act, public notice was mailed to property owners within a 300 ft. radius of the subject property on June 5th, 2024. Notice was also published within the Tulare Advance Register and Visalia Times Delta.com on June 13th, 2024.

No comments have been received regarding the project in response to the public notice that was provided.

ENVIRONMENTAL:

This project is exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to Tentative Parcel Map No. 2024-02:

- 1) 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.
- 2) 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.
- 3) That the proposed parcel map provides required dedications and easements to be recorded by final parcel map.
- 4) That the request is in conformance with the goals and objectives of the General Plan.
- 5) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 6) That this project is exempt pursuant to Section 15315 of the California Environmental Quality Act of 1970, as amended.
- 7) The proposed parcel map is consistent with the Tulare Municipal Code.

CONDITIONS:

Based on the approved findings, staff recommends that Tentative Parcel Map No. 2024-02 be approved 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 No. 2024-02.
- 3) Applicant shall comply with attached Engineering conditions.

Attachments:

- I. Project Location Map
- II. Parcel Map
- III. Resolution
- IV. Engineering Conditions

RESOLUTION NO. 859

**A RESOLUTION OF THE CITY OF TULARE PARCEL MAP COMMITTEE
FOR TENTATIVE PARCEL MAP APPLICATION NO. 2024-02**

WHEREAS, the Parcel Map Committee of the City of Tulare duly convened at a regular meeting on June 24th, 2024 and approved the request by Tulare First Church of God to create 2 parcels from 1 existing approximately 6.59-acre parcel (APN 170-390-033) in order to accommodate future development on the subject property. The subject property is located at 833 North Blackstone Street and is currently zoned C-2 (Office Commercial) and R-1-8 (single-family residential, 8,000 sq. ft. minimum lot area); 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 2022-04 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 2024-04.
- 3) Applicant shall comply with the attached Engineering conditions.

Engineering Conditions:

All public improvements conditionally required for project approval shall comply with the provisions of Chapter 8.24 “Subdivision Regulations” of the Tulare Municipal Code, the “City of Tulare Design Guidelines and Public Improvement Standards”, and all other applicable City policies, specifications, ordinances and standard operating procedures in effect at the time of their construction, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Division while reviewing this development proposal. Nothing in these conditions precludes the City Engineer 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.

All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24” x 36” sheets, in a plan/profile format at a scale of 1”=50’ or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans.

Following approval of the improvement plans, the Developer’s Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved plans. This shall be done prior to scheduling any pre-construction conferences or commencing construction of any improvements. Following the recordation of a Notice of Completion for the project, the Developer’s Engineer shall provide the City of Tulare with an AutoCAD drawing file showing all As-Built revisions approved by the City and incorporated into the construction of the project improvements.

Prior to the start of construction, a meeting will be called by the City Engineer with the Owner/Developer, 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.

Applicant shall obtain a Street Closure Permit from the City. A traffic control plan prepared by a registered civil engineer, traffic engineer or traffic control specialist shall be submitted with the Street Closure Permit application, and will be subject to the approval of the City Engineer prior to application approval. Applicant shall provide, setup, and remove all traffic control associated with the street closure. Applicant to apply for and receive a City of Tulare encroachment permit prior to setting up traffic control.

Required Data, Studies and Master Plan Documents:

The Owner/Developer 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 Owner/Developer 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 and street subgrades. All soils testing shall be performed at the sole cost of the Owner/Developer. The Owner/Developer 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.

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.

Percolation tests are required for the design of new drainage basin facilities, or the expansion of existing drainage basin facilities.

Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. Traffic impact studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.

A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to the City for review, and shall be subject to the approval

of the City Engineer. The TIS shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. The TIS shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating the project’s impact to existing roadway facilities, the TIS shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments, and shall specifically address the project impacts and any appropriate mitigations to the following facilities:

1. Intersections, (including lane geometry and turn pocket lengths):
2. Roadway Segments:
3. Other:

Compaction tests are required on all street subgrades, and at utility trench crossings of curb, gutter and sidewalk. All soil testing shall be performed at the sole cost of the Owner/Developer.

Master Plan drawings are needed for: Water, Sewer, Storm Drain, Streets

Right of Way Requirements

Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Division, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: County of Tulare: , State: , Tulare Irrigation District.

The following right-of-way dedications are required for street/alley purposes:

- a. 20' property corner radius:
- b. Chamfer property corner:
- c. Alley:
- d. Street: Additional for Blackstone Street to be determined during parcel map review.

Waiver of direct access rights is required at the following locations: .

Easements will be required for all public utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.

Final Map Requirements

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

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 the approval of final subdivision or parcel maps, the Developer's Licensed Surveyor or Engineer shall provide the City of Tulare with an AutoCAD drawing file of the approved final map, or GIS shapefile for the related parcels included on said final map.

A City Clerk's Certificate is required on the final map for required dedications.

A Public Works Certificate required on the final map if improvements are not constructed prior to recordation. This provision would require an engineer's estimate and an improvement security.

Roadway Improvements

Street design shall conform to City of Tulare Design Guidelines and Public Improvement Standards. The structural section design for new roadways and pave-out areas shall be based upon the results of R-Value tests at locations approved by the City Engineer, and the design criteria provided below. Minimum structural sections allowed shall be per the City of Tulare Design Guidelines and Public Improvement Standards:

Roadway	Classification	Traffic Ind ex	Paved Width
a)	-	-	-
b)	-	-	-

Construct full pave-out width from lip of gutter to the existing edge of pavement on the following existing roadways impacted by the development is required: .

Reconstruct/rehabilitate the following existing roadway segments impacted by the development in accordance with methods to be approved by the City Engineer: .

Provide stabilized shoulders along the following existing roadway segments in accordance with the City of Tulare's adopted PM-10 control guidelines: .

Backing lot treatment with common area landscaping, irrigation and block wall improvements shall apply to the following frontages: .

Install median improvements per the requirements of the City Engineer within the following existing roadway segments impacted by the development: .

Provide pavement transitions from existing roadway cross-sections to new roadway cross-sections per the requirements of the City Engineer at the following locations: .

Curb and Gutter – Existing curb and gutter to remain 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 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. New City Standard curb and gutter shall be constructed as indicated below.

Street Frontage(s)	Configuration
	-

Construct City standard cross gutter at the following locations: .

Driveway Approaches – Existing driveway approaches to remain 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 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. New City Standard driveway approaches shall be constructed as indicated below.

Street Frontage(s)

Sidewalks – Existing sidewalk to remain 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 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, and cracked or raised concrete. New City Standard sidewalk shall be constructed as indicated below. For adjacent sidewalk pattern, sidewalk shall transition behind driveway approaches and maintain a minimum width of 4 feet while doing so.

Street Frontage	Configuration	Sidewalk Width (ft)
Blackstone Street	Adjacent	Widen as needed at existing utility pole locations to provide minimum 3'

		clearance for accessibility.
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Ramped Curb Returns – Existing ramped curb returns to remain 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 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. New City standard ramped curb returns and/or pedestrian ramps shall be installed as indicated below.

Location	Configuration

Alley Improvements – The following alley improvements are required:

1. Construct vee gutter at the following locations: .
2. Construct ADA compliant alley approach at the following locations:
3. Other: .

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

Temporary Turnarounds – Turnarounds are required at all dead end or stubbed streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up. Grants of easement shall be provided to the City of Tulare for all temporary turnaround locations.

Damage to Existing Street Improvements – If work by the Owner/Developer 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 Owner/Developer shall maintain the street in its repaired state for the duration of the development’s construction activities.

Street Lights – Street lights shall be owned and maintained by Southern California Edison, and shall be installed at locations designated by the City Engineer per the City of Tulare Design Guidelines and Public Improvement Standards. Luminaires shall be LED fixtures mounted on standard concrete marbelite poles, and shall comply with the following general requirements:

Roadway Classification	Wattage	Color Rating (kelvin)	Minimum Lumens	Mounting Height	Mast Arm Length
Local Streets	31 Watt	4,000	4,000	26 feet	6 foot
Collector Streets	39 Watt	4,000	5,000	26 feet	8 foot
Minor Arterial Streets	39 Watt	4,000	5,000	32 feet	8 foot
Arterial Streets	71 Watt	4,000	8,500	32 feet	8 foot
Traffic Signal		4,000	15,000	Varies	Varies

Traffic Control Devices – Street name signs, traffic control signs, pavement delineation and/or pavement markings shall be installed as required by the City Engineer.

Traffic Calming Measures – The proposed development shall incorporate the following traffic calming measures: .

Bicycle and Pedestrian Facilities – The proposed development shall incorporate the following bicycle/pedestrian facilities: .

Transit Facilities – The proposed development shall incorporate City standard bus turnout(s) at the following location(s): .

Grading Requirements

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 according to 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 any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.

Included in the first plan check submittal, the developer shall submit a Geotech report demonstrating that the proposed retention basin(s) will adequately infiltrate a ten (10) year, twenty-four (24) hour event (2.01 inches) in ten (10) days.

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.

Utility Improvements

All utility services to be located within paved areas shall be placed in the streets prior to paving.

The Owner/Developer 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.

All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. 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) of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the bonding provided for the project. The following streets have above ground utilities that will need to be undergrounded:

Street	Location

Water System Requirements

Water main alignments shall be 6 feet south and/or west of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following water main extensions and connections:

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

Fire hydrants and fire suppression systems shall be provided as required by the City of Tulare Fire Marshall. The proposed development shall demonstrate that sufficient flows are available to support the required improvements. All points of connection to the City water system are subject to the approval of the City Engineer.

Commercial/Industrial Development: The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.

Multifamily Residential (one to two units fed by a single City meter): The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed. If a standalone irrigation meter is installed, a City approved backflow device is required.

Multifamily Residential (more than two units fed by a single City meter): The proposed development shall install water services with backflow devices, as approved by Planning and Building. Water sizing calculations shall be provided at the time of building permit application. Domestic and landscaping services shall be separate metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.

Single Family Residential: The proposed development shall install water services as approved by Planning and Building. Domestic services shall be metered services using the make and model of the meter specified by the City of Tulare Public Works Department. No substitutions are allowed.

Water sampling stations shall be installed as follows: .

Existing water wells shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Sewer System Requirements

Sewer main alignments shall be 11 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following sanitary sewer main extensions and connections:

The proposed development shall connect to City sewer. If service from an existing lateral is proposed, said lateral shall be exposed for inspection by the Public Works Inspector and upgraded to current City standards if found to be broken or substandard.

All sewer lines shall pass both mandrel and air pressure tests. The Owner/Developer shall video inspect all sewer mains prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.

A sewer monitoring station, oil/sand/water separator and/or grease interceptor shall be installed as required by the wastewater manager.

Existing septic tanks shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.

Storm Drainage System Requirements

Storm drain alignments shall be 6 feet north and/or east of street centerline unless otherwise approved by the City Engineer. The proposed development shall be responsible for the following storm drain line extensions and connections:

The Owner/Developer shall video inspect all storm drain mains and laterals prior to placement of asphalt concrete and again after paving is complete. City Public Works Inspector shall review each video inspection prior to approval.

Landscaping and Parks Requirements

A landscape & irrigation master plan for all phases of the subdivision shall be submitted with the initial phase to assist City staff in the formation of the Landscape & Lighting District. The landscape & irrigation master plan shall be approved by the Director of Parks and Community Services a minimum 75 days before approval of the final map or approval of the improvement plans (whichever comes first).

A Landscape & Lighting District will maintain common area landscaping, common area irrigation systems, common area block walls, street trees, street lights and local street maintenance. The Owner/Developer shall submit a completed Landscape & Lighting District application and all necessary calculations and supporting documentation for the formation of a the district a minimum of 75 days before approval of the final map or approval of the improvement plans (whichever comes first). Dedication to the City is required for all landscape and common area lots to be maintained by the Landscape & Lighting District.

On-site Improvements

On-site A.C. pavement design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the following minimum traffic index requirements: 4.5 for parking areas/travel lanes and 5.0 for truck routes (including path of travel of solid waste collection vehicles).

All on-site water, sewer, and storm drain shall be privately owned. All City owned water meters shall be located within the City's ROW.

- All unused culverts and irrigation lines shall be abandoned and plugged in a manner acceptable to the City Engineer.
- A trash enclosure is required and shall be shown on the improvement drawings. The type, location and orientation of the enclosure shall be subject to the approval of the Solid Waste Division Manager. For doublewide enclosures, separate bins are required for solid and recyclable waste, and identification signing shall be posted adjacent to all points of direct access. The wording of the signing shall be clear and concise, and shall identify all materials accepted in the recycling bin.
- A landscaping plan subject to the review and approval of the Planning and Building Divisions shall be provided. Approval of the landscaping plan is required prior to approval of engineering improvement plans by the City Engineer. All existing trees that conflict with proposed improvements shall be removed to a depth of two (2) feet below proposed finish grade.
- If applicable, existing irrigation ditches and/or canals shall be piped, developed into a trail, or relocated outside the project boundaries per the direction of the City Engineer and affected irrigation district. Related irrigation facilities shall be subject to the same requirements for piping or relocation.
- In conformance with the City of Tulare's adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle's engine while making deliveries shall be prominently posted at the location where deliveries are received.
- Fugitive dust shall be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City.
- If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City. When construction activities are not covered under the General Permit, storm water pollution control shall be implemented per the requirements of the City's Municipal Separate Storm Sewer System (MS4) permit.
- 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.

Oversize Construction

The conditions of project approval require the construction of facilities which have been designated as “masterplan facilities” by the City Engineer, and as such the Owner/Developer may be eligible to receive reimbursement for oversized construction costs in accordance with Chapter 8.64 “Oversized Construction Reimbursement” of the Tulare Municipal Code, and the oversized construction reimbursement policies of the Engineering Services Department. Eligibility for any reimbursement of oversized construction costs is subject to the City Engineer’s review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Owner/Developer 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 Owner/Developer 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.

Fees

All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of final map recordation or upon the date of issuance of other discretionary permit, whichever is applicable. These fees include, but are not limited to:

- Sewer front foot charges of \$ 28.00 per front foot for frontages on .
- Sewer lift station fee of \$ per acre.
- Water front foot charges of \$ 19.00 per front foot for frontages on .
- Street front foot charges of \$ per front foot for frontages on .
- Benefit district creation fee (if applicable): \$ 1,356.00 per district.
- A per-lot or per-area in-lieu fee of \$ shall be established to equitably distribute costs for future offsite improvement on and . Offsite improvements include, but not limited to:
 - Undergrounding of existing electrical lines along and frontage.
 - Undergrounding of existing irrigation canal along and frontage.
 - Curb, gutter, sidewalk, and street paving along and frontage.
 - Landscaping, irrigation, and multi-use trail along and frontage.
 - Streetlight along and frontage.

- Intersection improvements, including but limited to curb returns and medians at the intersection of _____ and _____.
- Storm drain system improvements along _____ and _____ frontage
- Extension of water main along _____ and _____ frontage
- Extension of sewer main along _____ and _____ frontage

Traffic signal in-lieu fee of \$ _____.

TID ditch piping in-lieu fee of \$ _____.

Sewer main construction in-lieu fee of \$ _____.

Water main construction in-lieu fee of \$ _____.

Street construction in-lieu fee of \$ _____.

Engineering inspection fee based on a percentage of the estimated cost of construction is required prior to the construction of the improvements.

Development impact fees to be paid with building permit at rates in effect at time of permit issuance.

Engineering plan check fee to be paid at time of plan submittal.

Final map plan check fee to be paid at time of map submittal.

Other:

Prepared By: Jan Bowen, Engineering Department

PASSED, APPROVED AND ADOPTED this twenty-first day of November, 2022 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

SANDI MILLER, CHAIR
City of Tulare Parcel Map Committee

ATTEST:

MARIO ANAYA, VICE-CHAIR
City of Tulare Parcel Map Committee