

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.

December 11, 2017

**HIDDEN RIDGE – TENTATIVE SUBDIVISION MAP  
ZONE AMENDMENT NO. 721**

**PROJECT PLANNER:** Steve Brandt, Contract Planner

**APPLICANT:** Swift Homes

**ENGINEER:** A.W. Engineering

**LOCATION:** Property is located approximately 350 feet west of Morrison Street near the northwest corner of Morrison Street and Bardsley Avenue

**APN:** 172-040-029, 172-040-033,  
172-040-051

**ZONING CLASSIFICATION:** R-1-6 (Single Family Residential)  
*Project proposes a Zone Change to Single Family Residential (R-1-5)*

**GENERAL PLAN DESIGNATION:** Low Density Residential

**SURROUNDING LAND USES AND ZONING:**

<b>North:</b> School	<b>PL</b>
<b>South:</b> Residential	<b>R-1-6</b>
<b>West:</b> Residential	<b>R-1-6</b>
<b>East:</b> Residential	<b>R-1-6</b>

**RELATED PREVIOUS PROJECTS:**

Hidden Ridge Tentative Subdivision Map approved in 2006

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Hidden Ridge Tentative Subdivision Map and adopt the Mitigated Negative Declaration prepared for the Hidden Ridge Tentative Subdivision map subject to the findings and conditions in Resolution No. 5265 Staff also recommends that the Planning Commission recommend to the City Council approval of Zone Amendment No. 721 subject to the findings and conditions in Resolution No. 5266 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.

## **REQUEST AND DETAILS OF THE PROPOSAL:**

This is a request by Swift Homes to subdivide 9.73 acres into a 43-lot single-family residential subdivision to be zoned R-1-5 (Single Family Residential – 5,000 square foot minimum lot area) density in two phases.

The subject parcel is currently zoned R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot area). The applicant proposes to amend the Zoning Map to allow for the proposed single family residential development. The Zone Amendment is a request to change the existing zone from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot area) to R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot area).

The project is proposed on three parcels totaling approximately 9.73 acres (APN 172-040-029, 172-040-033, 172-040-051) located approximately 350 feet west of Morrison Street near the northwest corner of Morrison Street and Bardsley Avenue. Entry access to the development will be off of two access points from the residential subdivision to the west, Trapper Springs Avenue and Badger Flat Avenue. The subject property is mostly vacant, with one rural residence which will be demolished. A 7-foot tall block wall will be required along the south side of the subject site along the Bardsley Avenue right of way. An assessment district in conformance with the Landscaping and Lighting Act of 1972 shall be formed to provide funding for the maintenance and servicing of landscaping improvements, sidewalks, and fences/block walls within common lot areas (including areas of backing lot treatment), and for street maintenance on local streets within the project boundaries.

The proposed project site was previously part of an approved 32 lot single family residential Tentative Subdivision Map also named Hidden Ridge that was approved by the City of Tulare Planning Commission on May 15, 2006. A final map was not recorded. If approved, this current tentative subdivision map will supersede the previous 2006 approval.

## **STAFF COMMENTS:**

The proposed Tentative Subdivision Map has been reviewed in accordance with § 8.24 – Subdivision Regulations of the City of Tulare Municipal Code. In addition, the proposed Tentative Subdivision Map is in compliance with the Subdivision Map Act.

The existing General Plan designation for the site is low density residential within the City of Tulare adopted 2035 General Plan. The existing zoning is R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot area) and is consistent with the existing General Plan designation. The applicant is proposing a Zone Amendment to change the zoning designation from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot area) to the R-1-5 (Single Family Residential, 5,000 square feet minimum lot area) zone district, which would also be consistent with the General Plan. Staff has determined that the proposed zone amendment would not negatively affect the number of low income units

counted toward the City's Regional Housing Needs Allocation adopted within the City's Housing Element.

The development standards of the R-1-5 zone district would apply to the Tentative Subdivision Map as well as the design standards of the Subdivision Regulations. The minimum lot size for the R-1-5 zone district is 5,000 square feet. Front yard setbacks are 20-foot minimum and side and rear yard setbacks are five feet, with the exception of corner lots, which have a 10-foot side yard minimum. The minimum lot dimensions required would be as follows:

<i>District</i>	<i>Interior Lot Width</i>	<i>Corner Lot Width</i>	<i>All Lots Depth</i>
R-1-5	50 feet	60 feet	100 feet

Cul-de-sac lots shall have minimum street frontage of 40-feet, and shall have a minimum width as depicted in the table above, at a point along both side property lines, midway between the front and rear property lines.

The Site Plan Review Committee, consisting of representatives from Public Works, Engineering, Planning, Community Services, Fire and Solid Waste reviewed this project with the applicant on August 16, 2017. The Public Works Director and City Engineer, have determined that the proposed project would not have a significant impact on the existing water system. The water distribution system within the project site would be provided and maintained by the City. The proposed development would provide connections to the existing, adjacent water and sewer lines. The proposed development would be required to connect to existing storm water lines. Storm water collection from the subdivision would be located at an existing basin northwest of the subdivision.

Electrical and gas service to the Project site would be provided by Southern California Edison and the Gas Company. AT&T would provide telephone service and cable television service would be provided by Comcast. The Applicant would be required to extend the services to the project site.

#### **ENVIRONMENTAL:**

In accordance with the provisions of Assembly Bill 52 a tribal consultation list was obtained from the Native American Heritage Commission. On October 20, 2017, pursuant to Public Resources Code Section 21080.3.1, a request for review to determine if formal consultation is appropriate was sent to tribes that were identified. No comments have been received by staff during the review period.

A Mitigated Negative Declaration was prepared for this project for public review pursuant to provisions of the Public Resources Code, State of California, Section 210000 to 21177 of the California Environmental Quality Act (CEQA).

On November 3, 2017, the Environmental Impact Review Committee recommended a Mitigated Negative Declaration for this project. The City of Tulare was the lead agency on the preparation of the Mitigated Negative Declaration. A notice of Public Hearing for Zone Amendment 721, Tentative Subdivision Map and the Notice of Intent to Adopt the Mitigated Negative Declaration was published on November 7, 2017.

No comments have been received during the public review period.

**FINDINGS:**

Staff recommends that the Planning Commission make the following findings with regards to Hidden Ridge Tentative Subdivision Map:

**Environmental:**

- 1) That the Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.
- 2) That the Planning Commission has considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment.
- 3) The Planning Commission finds that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency.

**Tentative Subdivision Map:**

- 1) That the proposed subdivision map is consistent with applicable 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 are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- 6) 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.
- 7) That a Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act of 1970 and State CEQA Guidelines.

- 8) That the proposed subdivision map is consistent with the Tulare City Code.

**Zone Amendment No. 721:**

- 1) The proposed amendment is consistent with the Tulare General Plan.
- 2) That the proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the expected environmental impacts resulting from the proposed amendment will not have a significant impact on the environment.

**CONDITIONS:**

- A. Adopt a Mitigated Negative Declaration for the Hidden Ridge Tentative Subdivision Map and Zone Amendment No. 721. (Resolution 5265)
- B. Recommend to City Council approval of Zone Amendment No. 721 changing the zoning on approximately 9.73 acres from R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot area) to R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot area) (Resolution 5266)
- C. Based on the approved findings, staff recommends that Hidden Ridge Tentative Subdivision Map, be approved subject to the following conditions:
  - 1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
  - 2) This approval shall supersede the 32-lot tentative subdivision map that was approved on May 15, 2006.
  - 3) Applicant shall comply with Engineering, Fire Department, Parks and Solid Waste Division comments/conditions (Attachments IV, V, VI and VII).
  - 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) Six-foot public utility easements shall be granted along all front yards as required for public utilities.

- 7) Final subdivision map shall depict all 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 lots shall meet the provisions of the applicable zoning district.
- 10) Street names will be consistent with street names approved by the Street Naming Committee, and approved by the Community & Economic Development Director.
- 11) Applicant to record a “Right to Farm” notice on final map.
- 12) Applicant to establish a landscape maintenance district prior to recordation of the final map. All landscape plans within the landscape maintenance district shall be consistent with City standards and approved by the Community and Economic Development Director and/or Community Services Director.
- 13) Applicant shall record a note on final map indicating that all residential lots are subject to a landscape maintenance district pursuant to the Landscape and Lighting Act.
- 14) Applicant shall submit four copies of a landscape and irrigation plan consistent with the City’s landscape ordinance.
- 15) A 7-foot block wall is required along the south boundary of the subject tentative subdivision, adjacent to the Bardsley Avenue right of way. Final block wall design is subject to the Community& Economic Development Director approval.
- 16) The final map shall waive access rights to Bardsley Avenue.
- 17) A temporary hammerhead turnaround is required on Lot 25. The turnaround shall be designed per City of Tulare Public Improvement Standard 7111.
- 18) Applicant to comply with San Joaquin Valley Air Pollution Control District regulations regarding dust control during construction.
- 19) Applicant to comply with San Joaquin Valley Air Pollution Control District Rule 9510 for the final map.
- 20) Recording of the final map is subject to the approval of Zone Amendment No. 721.

- 21) Applicant to comply with all mitigation measures within the Mitigated Negative Declaration per adopted Resolution 5265.
- 22) Applicant to provide and locate mailbox clusters as approved by the U.S. Postmaster, Tulare.
- 23) 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 will be legally barred from later changing such exactions.
- 24) Applicant to provide a retaining wall where ever adjacent lot grades exceed six inches.

**APPEAL INFORMATION:**

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

**Attachments:**

- I. Project Vicinity Map
- II. Tentative Subdivision Map
- III. Zone Amendment No. 721 Exhibit Map
- IV. Engineering Comments
- V. Fire Comments
- VI. Solid Waste Comments
- VII. IS/MND Hidden Ridge Tentative Subdivision Map
- VIII. Resolution 5265
- IX. Resolution 5266





### Project Vicinity Map



# TENTATIVE SUBDIVISION MAP HIDDEN RIDGE

A DIVISION OF A PORTION OF THE SOUTH 1/2 OF SEC. 7, TOWNSHIP 20 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA  
8/18/17

## NOTES:

EXIST. USE: VACANT/SFR  
PROPOSED USE: RESIDENTIAL  
SEWAGE DISPOSAL: CITY OF TULARE  
WATER SUPPLY: CITY OF TULARE  
STORM DRAINAGE: OFF SITE POND  
TOTAL LOTS: 43  
EXIST. ZONING: R-1-6  
PROPOSED ZONING: R-1-5

GROSS TOTAL AREA: 9.73 ACRES  
LOT SIZE: 5,823 S.F. (MIN) / 13,517 S.F. (MAX) / 7,139 S.F. (AVG)  
FLOOD ZONE: X COMMUNITY PANEL #06107C1275E

## OWNER:

ALLAN BLAIN  
BLAIN COMPANIES  
128 NORTH M STREET  
TULARE, CA 93274  
559-686-8353  
A.P.N.: 172-040-029,033,051

## GEOLOGIST:

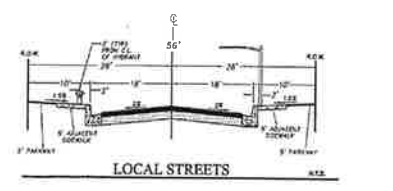
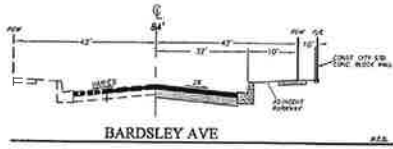
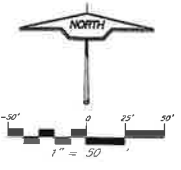
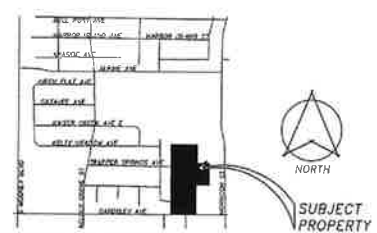
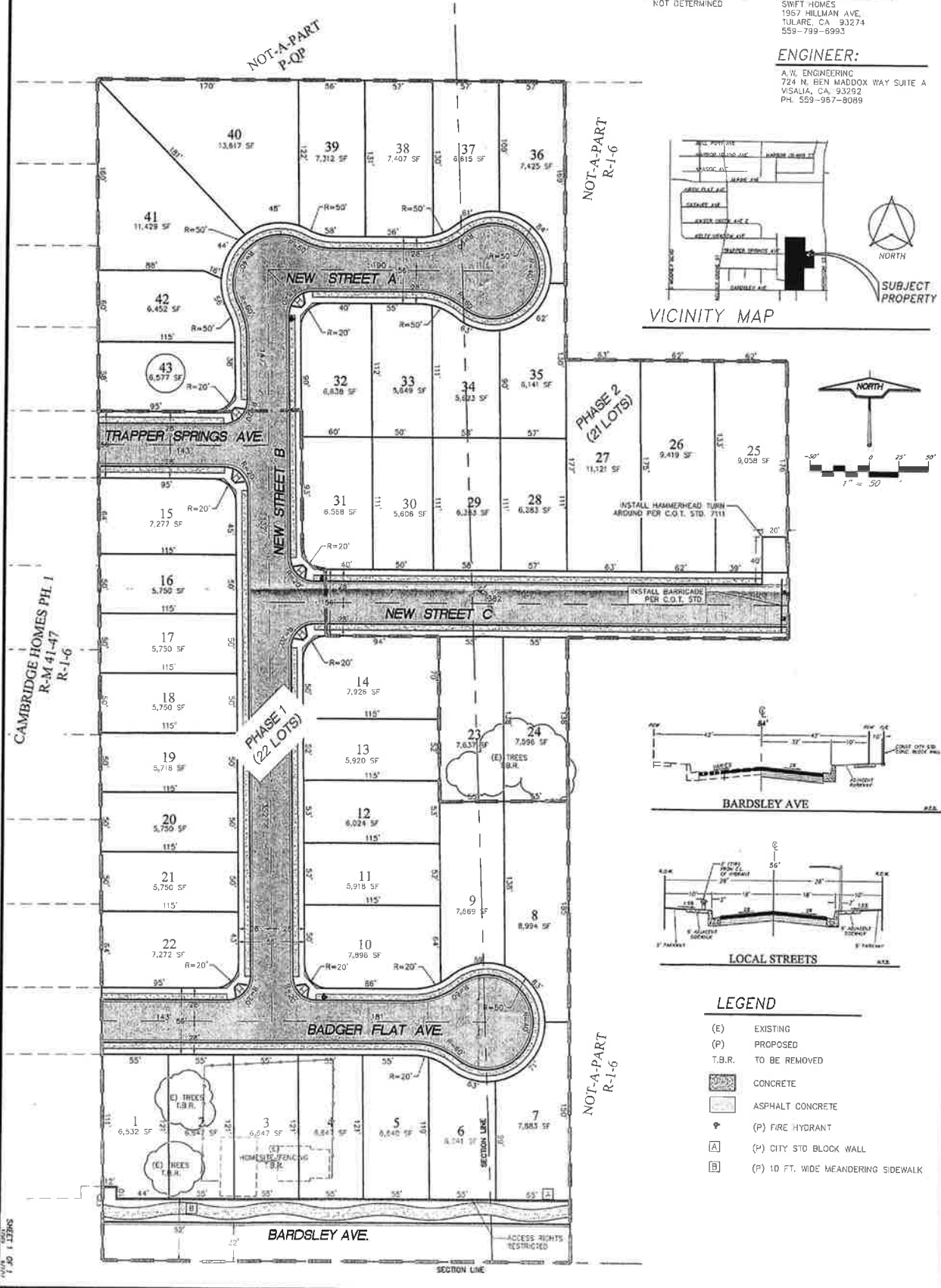
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## DEVELOPER:

SWIFT HOMES  
1957 HILLMAN AVE.  
TULARE, CA 93274  
559-799-6993

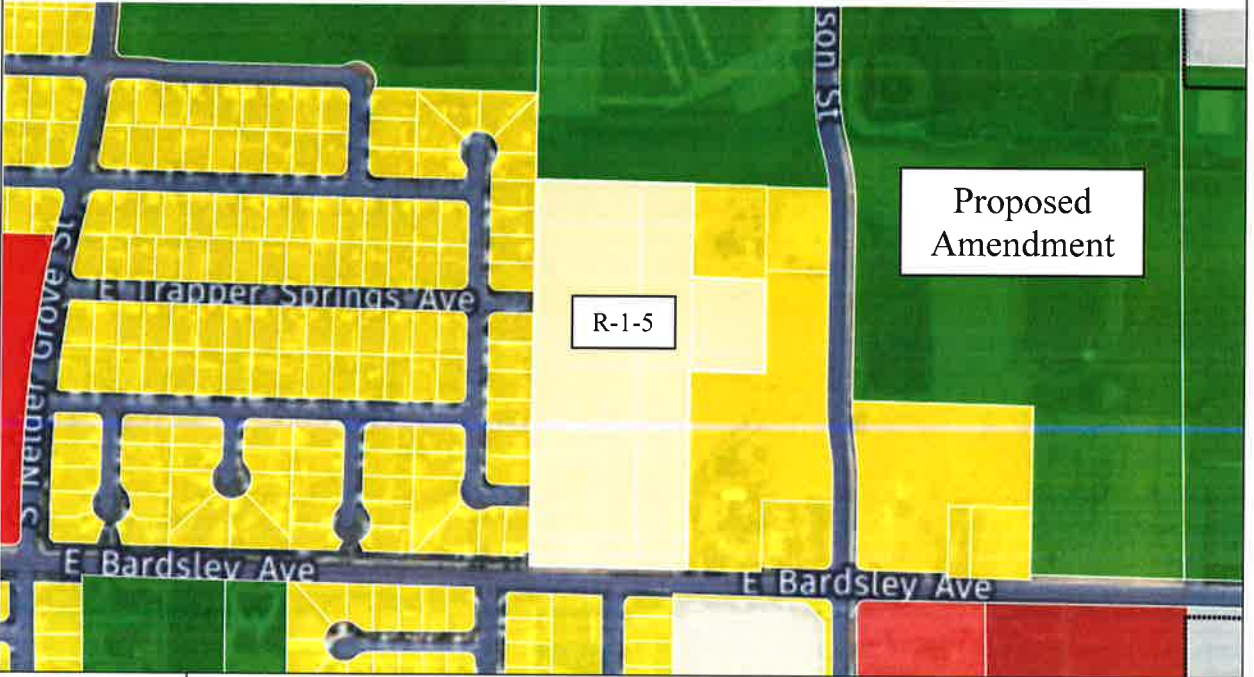
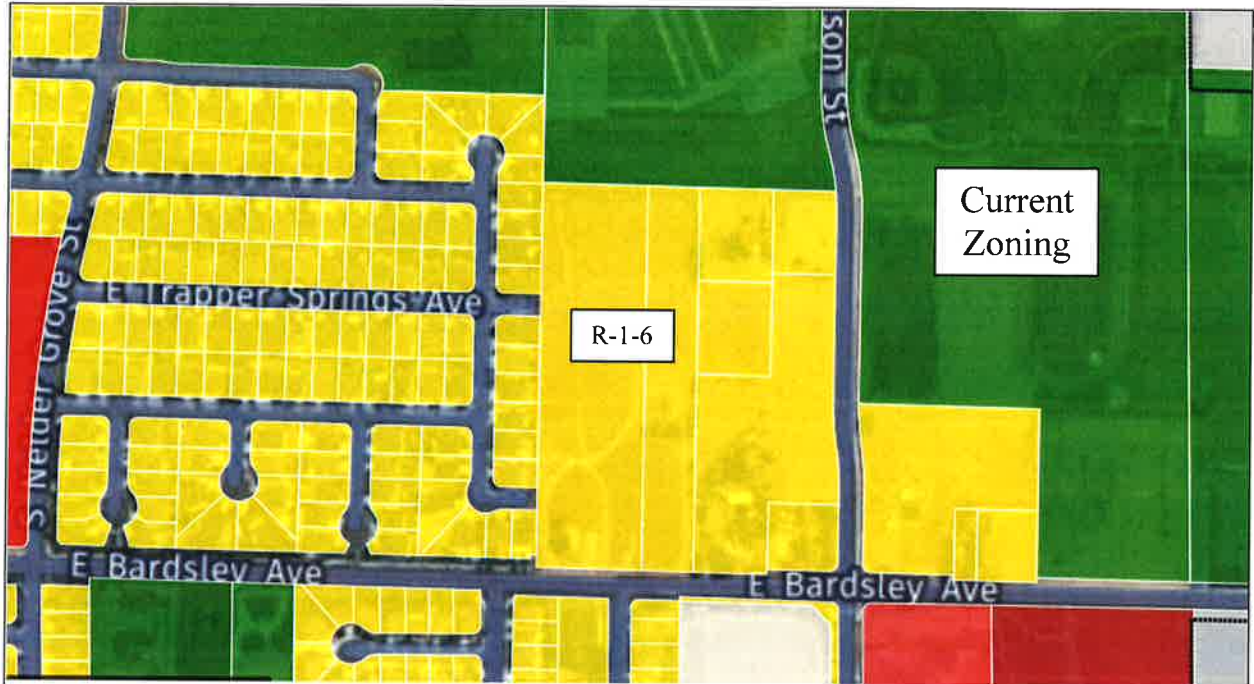
## ENGINEER:

A.W. ENGINEERING  
724 N. BEN MADDOX WAY SUITE A  
VISALIA, CA 93292  
PH: 559-957-8089



## LEGEND

- (E) EXISTING
- (P) PROPOSED
- T.B.R. TO BE REMOVED
- [CONCRETE SYMBOL] CONCRETE
- [ASPHALT CONCRETE SYMBOL] ASPHALT CONCRETE
- (P) FIRE HYDRANT
- [A] (P) CITY STD BLOCK WALL
- [B] (P) 10 FT. WIDE MEANDERING SIDEWALK



Zone Amendment 721 Exhibit Map



## INTEROFFICE MEMORANDUM

Engineering Department

Michael W. Miller, City Engineer

TO: Planning and Building Division  
FROM: Engineering Division  
SUBJECT: Engineering Considerations – Revised Tentative Map of **Hidden Ridge** Subdivision  
LOCATION: North side of Bardsley Avenue west of Morrison Street  
SUBDIVIDER: Swift Homes  
DATE: August 24, 2017

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.

### 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 widths shall be as shown on approved tentative map, unless otherwise noted in Attachment "A."

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.

The structural section of all streets shall be not less than the thicknesses shown in Item 1 of Attachment "A," except that 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.

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 City Code requirements.

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

Property line radii are to be 20 feet at all street intersections.

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 street improvement costs, which are limited to those improvements included in the City's current development impact fee program. These include:

- Asphalt concrete and aggregate base material costs associated with arterial street pave-out widths greater than 20 feet (i.e., Subdivider is responsible for first 20 feet), and/or structural section thicknesses that exceed what would have been required for a collector standard roadway

All street improvements for which oversize reimbursement will be requested are subject to review and approval of costs by the City Engineer 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 installed to City 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 layout shall be designed to City 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 installed to City 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 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 applicable City 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' 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.

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. The reproducible copy of the improvement plans shall be on high-quality mylar.

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. 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 your 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) Roadway design criteria shall be as indicated below. Structural section design shall be based upon the indicated traffic index:

	Roadway	Classification	Traffic Index	Sidewalk Width	Sidewalk Configuration
a)	Bardsley Avenue	84' Minor Arterial	9.5	6 ft	Parkway
b)	Local Streets	-	5.0	5 ft	Adjacent
c)	Cul-de-sacs	-	4.5	5 ft	Adjacent

- The Subdivider shall be responsible for the following minimum Arterial improvements:

Frontage improvements and pave-out along Bardsley Avenue frontage.

- The Subdivider shall be responsible for the following minimum improvements along existing non-arterial streets adjacent to this development:

Full paveout, from lip of gutter to the existing edge of pavement

Reconstruction of the following portions of existing pavement:

Rehabilitation of the following portions of existing pavement, by methods approved by the City Engineer

Other: Connection to existing Badger Flat and Trapper Springs Avenues.

- 2) A master plan for street layout for the entire development shall be submitted for approval prior to approval of any portion thereof.
- 3) Backing lot treatment and formation of an assessment district for maintenance of block walls and landscaping improvements shall apply to the following frontages: Bardsley Avenue.
- 4) Waiver of direct access rights shall be provided as follows: Bardsley Avenue.
- 5) The development shall incorporate the following traffic calming measures: \_\_\_\_\_.
- 6) The development shall incorporate the following bicycle/pedestrian facilities: \_\_\_\_\_.
- 7) The development shall incorporate City standard bus turnout(s) at the following location(s): \_\_\_\_\_.
- 8) A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to both the City and the Tulare County Association of Governments (TCAG) 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 TCAG, and shall specifically address the project impacts and any appropriate mitigations to the following facilities: \_\_\_\_\_.
- 9) The Subdivider shall submit a plan for landscaping/street trees and irrigation along streets with backing lot treatment to be approved by the Director of Parks and Community Services.
- 10) The sanitary sewer alignments shall be 6 feet north and/or east of street centerline, unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 11) A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.

- 12) A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 13) The storm drain alignments shall be 11 feet south and/or west of centerline unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 14) The water main alignments shall be 6 feet south and/or west of street centerline, unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 15) A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 16) Individual water services (1 ½" minimum) with meter boxes shall be installed to all R-M-2 lots.
- 17) A water sampling station shall be installed as follows: \_\_\_\_\_.
- 18) Miscellaneous Comments:

An assessment district in conformance with the Landscaping and Lighting Act of 1972 shall be formed to provide funding for the maintenance and servicing of landscaping improvements, sidewalks, and fences/block walls within common lot areas (including areas of backing lot treatment), and for street maintenance on local streets within the project boundaries. Where feasible, the District should be set up to include adjacent areas of future development to take advantage of the operational efficiencies that result from a single district, thereby realizing cost savings to the assessed properties.

New Street C to be stubbed out for future extension to the east. Right-of-way dedication needs to be extended accordingly. Suggest change from cul-de-sac bulb to temporary hammerhead layout.

Dimensions on site plan along west side of projects do not match what is shown on recorded final map of Cambridge Homes No. 1 subdivision.

## 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 Bardsley Avenue.
- 2) Sewer Lift Station Fee of \$ \_\_\_\_\_ per acre.
- 3) Water front foot charges: \$ 17.50 per front foot for frontages on Bardsley Avenue.
- 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.**

**TULARE FIRE DEPARTMENT  
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following site plan comments for SP 17-04:

1. The project must comply with all of the latest applicable codes.
2. Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. Fire hydrant spacing shall be as follows:
  - a. **Residential development**, one hydrant shall be installed at **500-foot** intervals.
3. An approved water supply for fire protection *shall* be made available prior to combustible materials arriving on the site.
4. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. Additional access may be required per CFC 2013 Chapter 5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
6. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City standards.

Ryan Leonardo *RL*  
Fire Inspector III

**Solid Waste Division**  
**Site Plan Refuse & Recycling Service**  
 Frank Rodriguez, Solid Waste Manager  
 Office: 559-684-4328 Fax:559-685-2378  
 frodriguez@tulare.ca.gov



Location: Morrison and Bardsley  
 Name: Hidden Ridge  
 Date: 8/16/2017  
 Plan #: SP 17.04

**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, or alley 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.
- 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..
- All refuse containers must be set out for service by 6:00AM on service day and removed immediatley after service.
- All containers are to be stored on resident property. Storage of containers on city right of way is not allowed.
- 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/alley 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 green waste 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:** Residential service, brown cart for trash, green cart for green waste/food waste, blue cart for recyclables  
 Street sweeping provided by the City of Tulare Solid Waste Division.

**RESOLUTION NO. 5265**

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION  
APPROVING TENTATIVE SUBDIVISION MAP 2017-08- HIDDEN RIDGE  
AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR ZONE  
AMENDMENT NO. 721 AND TENTATIVE SUBDIVISION MAP 2017-08-  
HIDDEN RIDGE**

**WHEREAS**, the City of Tulare Planning Commission, at a duly noticed regular meeting on December 11, 2017, held a public hearing to consider a request by Swift Homes to subdivide approximately 9.73 acres into a 43-lot single family residential subdivision on property located approximately 350 feet west of Morrison Street near the northwest corner of Morrison Street and Bardsley Avenue (APNs 172-040-029, 172-040-033, 172-040-051); 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 subdivision or the type of improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat; 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**, an Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and,

**WHEREAS**, the City of Tulare Planning Commission determined that a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act; and,

**WHEREAS**, the City of Tulare Planning Commission considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment with mitigation measures incorporated; and,

**WHEREAS**, the City of Tulare Planning Commission determined that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency, and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Mitigated Negative Declaration prepared for Zone Amendment No. 721 and Tentative Subdivision Map 2017-08- Hidden Ridge is hereby adopted by the City of Tulare Planning Commission.

**The IS/Mitigation Negative Declaration is attached hereto as Exhibit “A” and incorporated as fully set forth.**

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

1. That the proposed location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the Tentative Subdivision Map and the conditions under which it would be built or maintained will not be detrimental to the public health, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Tentative Subdivision Map will be in keeping with existing and future land uses on the site.

**BE IT FURTHER RESOLVED**, that the Planning Commission hereby approves Tentative Subdivision Map 2017-08, subject to the following:

- 1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- 2) This approval shall supersede the 32-lot tentative subdivision map that was approved on May 15, 2016.
- 3) Applicant shall comply with Engineering, Fire Department, Parks and Solid Waste Division comments/conditions (Attachments IV, V, VI and VII).



- 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) Six-foot public utility easements shall be granted along all front yards as required for public utilities.
- 7) Final subdivision map shall depict all 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 lots shall meet the provisions of the applicable zoning district.
- 10) Street names will be consistent with street names approved by the Street Naming Committee, and approved by the Community & Economic Development Director.
- 11) Applicant to record a "Right to Farm" notice on final map.
- 12) Applicant to establish a landscape maintenance district prior to recordation of the final map. All landscape plans within the landscape maintenance district shall be consistent with City standards and approved by the Community and Economic Development Director and/or Community Services Director.
- 13) Applicant shall record a note on final map indicating that all residential lots are subject to a landscape maintenance district pursuant to the Landscape and Lighting Act.
- 14) Applicant shall submit four copies of a landscape and irrigation plan consistent with the City's landscape ordinance.
- 15) A 7-foot block wall is required along the south boundary of the subject tentative subdivision, adjacent to the Bardsley Avenue right of way. Final block wall design is subject to the Community & Economic Development Director approval.
- 16) The final map shall waive access rights to Bardsley Avenue.

- 17) A temporary hammerhead turnaround is required on Lot 25. The turnaround shall be designed per City of Tulare Public Improvement Standard 7111.
- 18) Applicant to comply with San Joaquin Valley Air Pollution Control District regulations regarding dust control during construction.
- 19) Applicant to comply with San Joaquin Valley Air Pollution Control District Rule 9510 for the final map.
- 20) Recording of the final map is subject to the approval of Zone Amendment No. 721.
- 21) Applicant to comply with all mitigation measures within the Mitigated Negative Declaration per adopted Resolution 5265
- 22) Applicant to provide and locate mailbox clusters as approved by the U.S. Postmaster, Tulare.
- 23) 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 changing such exactions.
- 24) Applicant to provide a retaining wall where ever adjacent lot grades exceed six inches.

**Engineering:**

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.

**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 widths shall be as shown on approved tentative map, unless otherwise noted in Attachment "A."

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.

The structural section of all streets shall be not less than the thicknesses shown in Item 1 of Attachment "A," except that 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.

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 City Code requirements.

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

Property line radii are to be 20 feet at all street intersections.

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 street improvement costs, which are limited to those improvements included in the City's current development impact fee program. These include:

- Asphalt concrete and aggregate base material costs associated with arterial street pave-out widths greater than 20 feet (i.e., Subdivider is responsible for first 20 feet), and/or structural section thicknesses that exceed what would have been required for a collector standard roadway

All street improvements for which oversize reimbursement will be requested are subject to review and approval of costs by the City Engineer 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 installed to City 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 layout shall be designed to City 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 installed to City 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 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 applicable City 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' 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.

**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. The reproducible copy of the improvement plans shall be on high-quality mylar.

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. 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 your 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.

**ATTACHMENT "A"**

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

- 1) Roadway design criteria shall be as indicated below. Structural section design shall be based upon the indicated traffic index:

Roadway	Classification	Traffic Index	Sidewalk Width	Sidewalk Configuration
a) Bardsley Avenue	84' Minor Arterial	9.5	6 ft	Parkway
b) Local Streets	-	5.0	5 ft	Adjacent
c) Cul-de-sacs	-	4.5	5 ft	Adjacent

- The Subdivider shall be responsible for the following minimum Arterial improvements:

- Frontage improvements and pave-out along Bardsley Avenue frontage.

- The Subdivider shall be responsible for the following minimum improvements along existing non-arterial streets adjacent to this development:

- Full paveout, from lip of gutter to the existing edge of pavement
- Reconstruction of the following portions of existing pavement:
- Rehabilitation of the following portions of existing pavement, by methods approved by the City Engineer

- Other: Connection to existing Badger Flat and Trapper Springs Avenues.

- 2) A master plan for street layout for the entire development shall be submitted for approval prior to approval of any portion thereof.

- 3) Backing lot treatment and formation of an assessment district for maintenance of block walls and landscaping improvements shall apply to the following frontages: Bardsley Avenue.

- 4) Waiver of direct access rights shall be provided as follows: Bardsley Avenue.

- 5) The development shall incorporate the following traffic calming measures: \_\_\_\_\_.

- 6) The development shall incorporate the following bicycle/pedestrian facilities: \_\_\_\_\_.
- 7) The development shall incorporate City standard bus turnout(s) at the following location(s): \_\_\_\_\_.
- 8) A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to both the City and the Tulare County Association of Governments (TCAG) 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 TCAG, and shall specifically address the project impacts and any appropriate mitigations to the following facilities: \_\_\_\_\_.
- 9) The Subdivider shall submit a plan for landscaping/street trees and irrigation along streets with backing lot treatment to be approved by the Director of Parks and Community Services.
- 10) The sanitary sewer alignments shall be 6 feet north and/or east of street centerline, unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 11) A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 12) A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 13) The storm drain alignments shall be 11 feet south and/or west of centerline unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 14) The water main alignments shall be 6 feet south and/or west of street centerline, unless other alignments are approved by the City Engineer, or as follows: \_\_\_\_\_.
- 15) A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 16) Individual water services (1 ½" minimum) with meter boxes shall be installed to all R-M-2 lots.
- 17) A water sampling station shall be installed as follows: \_\_\_\_\_.
- 18) Miscellaneous Comments:

An assessment district in conformance with the Landscaping and Lighting Act of 1972 shall be formed to provide funding for the maintenance and servicing of landscaping improvements, sidewalks, and fences/block walls within common lot areas (including areas of

backing lot treatment), and for street maintenance on local streets within the project boundaries. Where feasible, the District should be set up to include adjacent areas of future development to take advantage of the operational efficiencies that result from a single district, thereby realizing cost savings to the assessed properties.

New Street C to be stubbed out for future extension to the east. Right-of-way dedication needs to be extended accordingly. Suggest change from cul-de-sac bulb to temporary hammerhead layout.

Dimensions on site plan along west side of projects do not match what is shown on recorded final map of Cambridge Homes No. 1 subdivision.

## 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 Bardsley Avenue.
- 2) Sewer Lift Station Fee of \$ \_\_\_\_\_ per acre.
- 3) Water front foot charges: \$ 17.50 per front foot for frontages on Bardsley Avenue.
- 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.**







**RESOLUTION NO. 5266**

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION  
RECOMMENDING APPROVAL OF ZONE AMENDMENT NO. 721  
TO THE CITY COUNCIL FOR ADOPTION**

**WHEREAS**, the City of Tulare Planning Commission, at a duly noticed regular meeting held December 11, 2017, held a public hearing to consider a request by Swift Homes to change the existing zone district from R-1-6 to the R-1-5 zone district. The project is located approximately 350 feet west of Morrison Street near the northwest corner of Morrison Street and Bardsley Avenue (APNs 172-040-029, 172-040-033, 172-040-051); 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**, an Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and

**NOW, THEREFORE, BE IT RESOLVED** by the City of Tulare Planning Commission that Zone Amendment Application No. 721 is hereby recommended to the City Council for adoption.

**PASSED, APPROVED AND ADOPTED** this eleventh day of November 2017, by the following recorded vote:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NOES: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
JEFF KILLION, CHAIRMAN  
City of Tulare Planning Commission

ATTEST:

\_\_\_\_\_  
JOSH MCDONNELL, SECRETARY  
City of Tulare Planning Commission

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.

December 11, 2017

**CONDITIONAL USE PERMIT NO. 2017-27**

<b>PRESENTED TO:</b>	Planning Commission	
<b>PROJECT PLANNER:</b>	Steven Sopp, Associate Planner	
<b>APPLICANT:</b>	Jeffrey and Deborah Powell	
<b>LOCATION:</b>	132 South 'N' Street	
<b>APN:</b>	176-390-020	
<b>ZONING CLASSIFICATION:</b>	C-3 (Retail Commercial)	
<b>GENERAL PLAN DESIGNATION:</b>	Central Business District	
<b>SURROUNDING LAND USES AND ZONING:</b>	North: Vacant Residence	C-3
	South: Medical Office	C-3
	East: Vacant Parcel	C-3
	West: Zumwalt Park	PL

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2017-27 subject to the findings and conditions in Resolution No. 5269. 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.

**REQUEST**

This is a request by Jeffrey and Deborah Powell to establish a residential use within a commercial zone. The residential use is proposed to be established within an existing structure located at 132 South 'N' Street (APN 176-390-020).

**STAFF COMMENTS:**

The residential use is proposed to be established within an existing building located at 132 South 'N' Street and is currently zoned C-3 (Retail Commercial). The property is being utilized as office space for an accounting office ran by the owners, Jeffrey and Deborah Powell. It is the intent of the applicants to reside on-site on the second floor of the existing structure while the accounting office will continue to operate. Surrounding land uses include commercial and residential development as well as Zumwalt Park to the

west. The proposed use and site can operate in a compatible manner with the surrounding uses.

The accounting business's hours of operation are 8:00AM – 5:00PM, Monday through Friday with no employees other than the applicants.

To facilitate parking, the applicant is proposing to construct a detached 2 car garage at the rear of the property with access off of an existing alley, which would serve the residential use. The applicant also proposes to establish two parking spaces at the rear of the property with access off of an existing alley, for use by the patrons of the business and is short of the 5 spaces required for the business. The subject property is located within the Downtown Parking District. The Planning Commission has the right to waive parking requirements for this project. In this instance, staff believes there is sufficient parking provided to accommodate the proposed use.

Residential uses require approval of a Conditional Use Permit in the C-3 (Retail Commercial) Zoning District (*Chapter 10.116 – Conditional Use Permits*).

No comments have been received by staff regarding this project during the public comment period.

#### **ENVIRONMENTAL FINDINGS:**

This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

#### **FINDINGS:**

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit No. 2017-27:

- 1) That the proposed location of the conditional use 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 location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.

- 5) That this project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

**CONDITIONS:**

Based on the approved findings, staff recommends that Conditional Use Permit No.2017-27, be approved subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) Approval does not authorize any deviation from Fire and Building Codes.
- 3) If the use ceases to operate for a continuous period of one year, said conditional use permit shall lapse and become void.
- 4) If any conditions of approval are violated, this conditional use permit may be revoked as prescribed in the Municipal Code.

**APPEAL INFORMATION:**

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

**Attachments:**

- I. Project Location Map
- II. Site Plan
- III. Floor Plan – Main Level – Existing
- IV. Floor Plan – 2<sup>nd</sup> Level - Proposed
- V. Resolution



**Conditional Use Permit No. 2017-27**

132 South 'N' Street

**Legend**

132 South 'N' Street



Google Earth

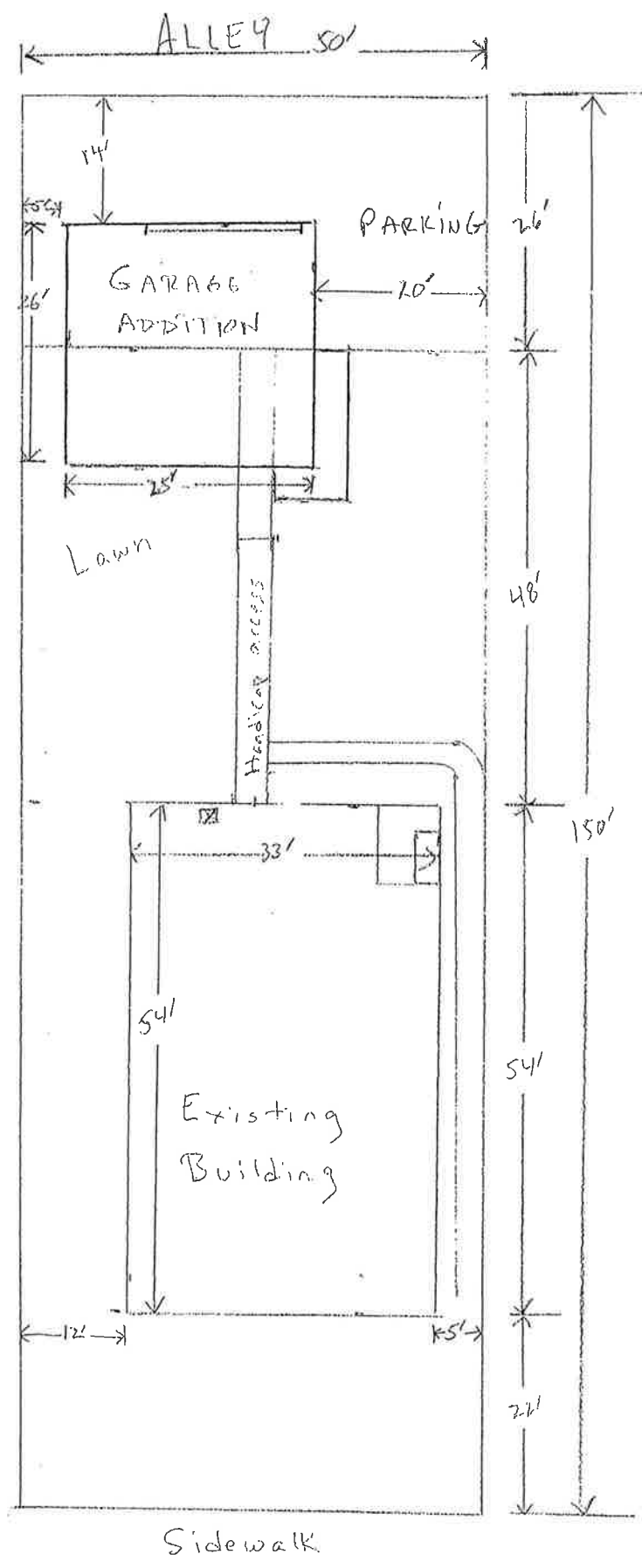
©2017 Google

70 ft

O Street ↑

Site Plan

TULARE AVE SIDE

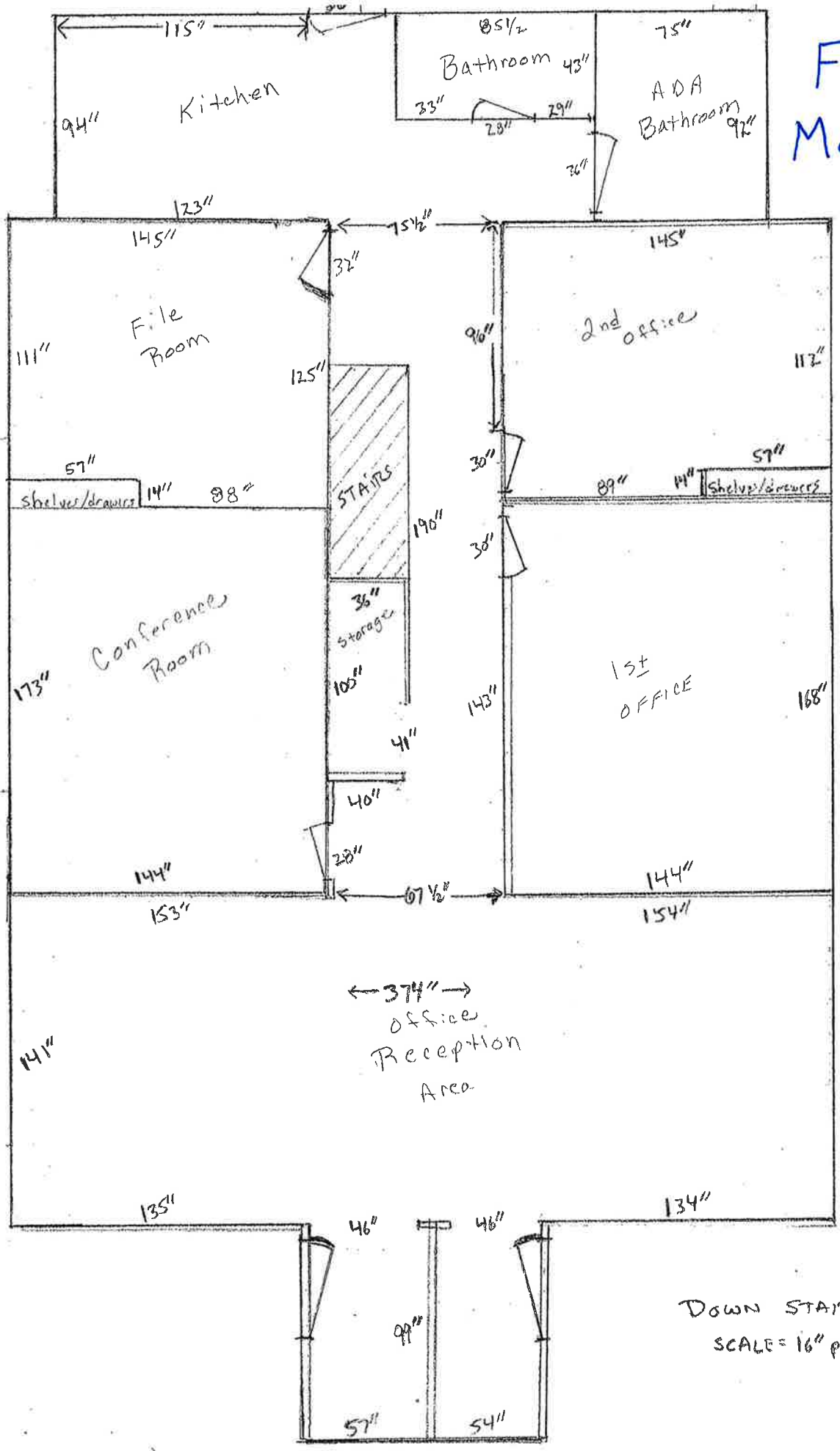


Sidewalk

N Street



# Floor Plan Main Level

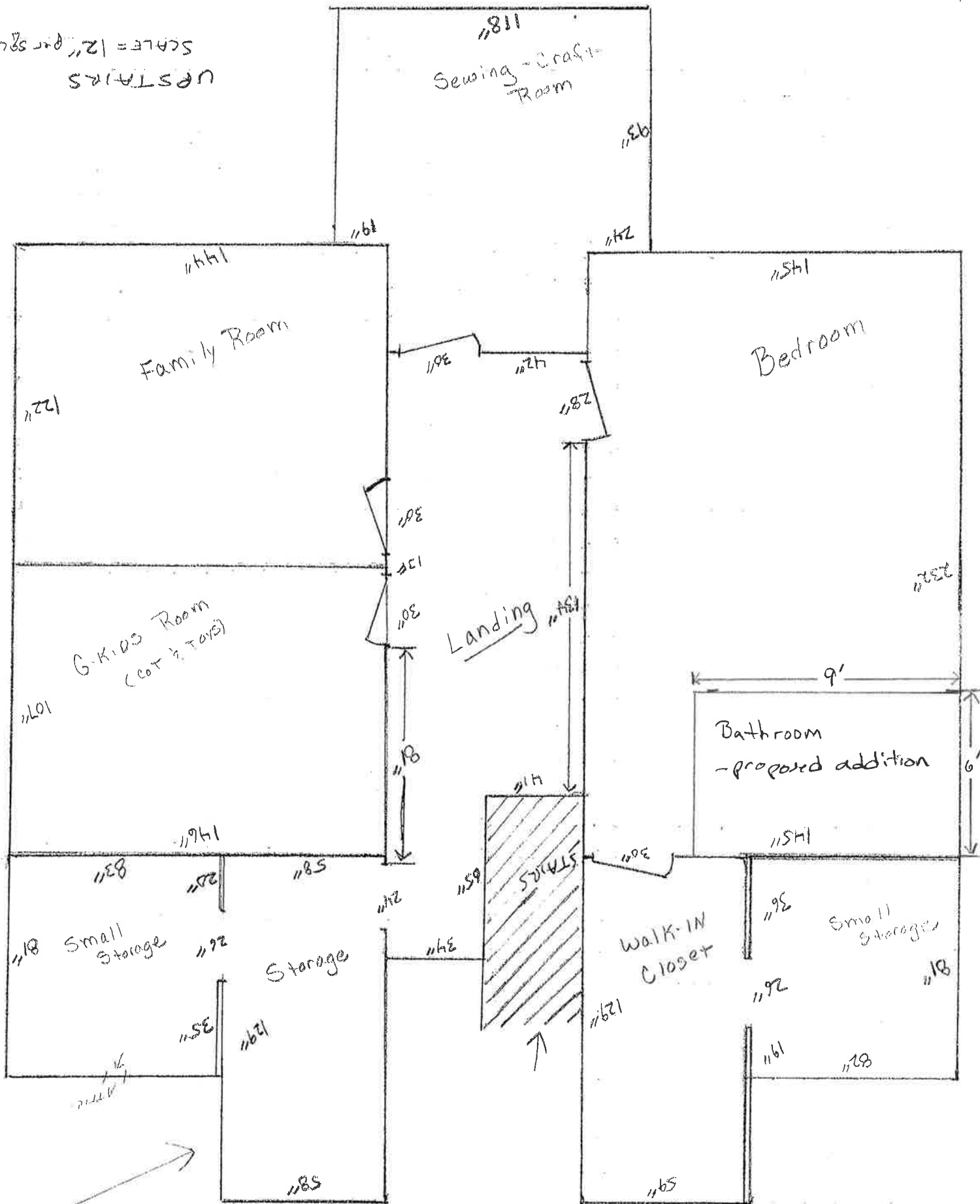


DOWN STAIRS  
SCALE = 1/8" per square



# Floor Plan - 2<sup>nd</sup> Floor

UPSTAIRS  
SCALE = 1/2" per square



**RESOLUTION NO. 5269**

**A RESOLUTION OF THE CITY OF TULARE PLANNING  
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2017-27**

**WHEREAS**, Conditional Use Permit 2017-27 is a request by Jeffrey and Deborah Powell to establish a residential use within a commercial zone. The residential use is proposed to be established within an existing structure located at 132 South 'N' Street; and,

**WHEREAS**, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on December 11, 2017; and,

**WHEREAS**, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2017-27 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 Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA):

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301 (Existing Facilities); and,

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

- 1) That the proposed location of the conditional use 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 location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 5) That this project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

**BE IT FURTHER RESOLVED**, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2017-27 is hereby approved subject to the following conditions:

**Conditions:**

- 1) All requirements of Title 10 shall be met.
- 2) Approval does not authorize any deviation from Fire and Building Codes.
- 3) If the use ceases to operate for a continuous period of one year, said conditional use permit shall lapse and become void.
- 4) If any conditions of approval are violated, this conditional use permit may be revoked as prescribed in the Municipal Code.

**PASSED, APPROVED AND ADOPTED** this eleventh day of December, 2017 by the following recorded vote:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
JEFF KILLION, CHAIRMAN  
City of Tulare Planning Commission

ATTEST:

\_\_\_\_\_  
JOSH MCDONNELL, SECRETARY  
City of Tulare Planning Commission