



**Farmersville Planning Commission
Regular Meeting**

Marisa Llamas, Chairperson
Jerry Luna, Commissioner
Raul Casas, Commissioner
Irene Taff, Commissioner

Wednesday, February 18, 2026 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

1. **Call to Order:**
2. **Roll Call:**
3. **Pledge of Allegiance:**
4. **Public Comment:**

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

6. **Approval of Minutes:**

- A. December 10, 2025.

7. **Public Hearings:**

- A. **Plum Blossom Estates project.** A public hearing for a proposed Tentative Subdivision Map on a 39.6±acre site located west of Virginia Avenue, south of the San Joaquin Valley Railroad line.
 - a. Resolution 2026-001 (environmental finding)
 - b. Resolution 2026-002 (Conditional Use Permit)
 - c. Resolution 2026-003 (Tentative Subdivision Map)

8. **Other Business**

- A. **Farmersville General Plan Update.** A review of progress on the Farmersville General Plan Update

9. Commissioner Comments:

10. City Planner Comments:

11. Adjournment:

Respectfully Submitted

Rochelle Giovani
City Clerk



**Farmersville Planning Commission
Regular Meeting**

Marisa Llamas, Chairperson
Jerry Luna, Commissioner
Raul Casas, Commissioner
Irene Taff, Commissioner

Wednesday, December 10, 2025 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

1. **Call to Order:** 6:07pm
2. **Roll Call:** *Chairperson Llamas*
Commissioner Luna- Late 6:23pm
Commissioner Taff
Commissioner Casas

3. **Pledge of Allegiance:** *Chairperson Llamas*
4. **Public Comment:** *None given.*

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

6. **Approval of Minutes:**

A. November 19, 2025.

Planning Commission Action: *It was motioned by Commissioner Taff, seconded by Commissioner Casas and approved with a 3-0 vote.*

7. **Public Hearings:**

A. **Parcel Map 2025-01 (Gardenia Courtyards Mixed Use Project (AMG Associates)).** A public hearing to consider an amendment to a Parcel Map for the site on the east side of Farmersville Boulevard approximately 980 feet north of Walnut Avenue.

a. Resolution 2025-009

Planning Commission Action: *It was motioned by Commissioner Taff, seconded by Commissioner Casas and approved with a 3-0 vote.*

B. Comprehensive Farmersville Zoning Ordinance Update. A public hearing to consider adoption of a comprehensive update of Title 17 (Zoning) of the Farmersville Municipal Code.

a. Resolution 2025-008

Chairperson Llamas opened the public hearing at 6:22pm and closed the public hearing at 6:22pm.

Planning Commission Action: *It was motioned by Commissioner Luna, seconded by Commissioner Taff and approved with a 4-0 vote.*

8. Commissioner Comments:

Commissioners reported on recent events and discussed items of interest.

9. City Planner Comments:

The City Planner reported on recent events and discussed items of interest.

10. Adjournment:

Chairperson Llamas adjourned the meeting at 6:54pm.

Respectfully Submitted

Rochelle Giovani
City Clerk



STAFF REPORT

TO: Farmersville Planning Commission
MEETING DATE: February 18, 2026

Item #: A
Public Hearing

DEPARTMENT: Planning
FROM: Daymon Qualls, City Manager
AGENDA TITLE: Plum Blossom Estates Residential Development

ACTION & RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and vote to approve the request by adopting:

- Resolution 2026-01 recommending adoption of a Mitigated Negative Declaration as the environmental finding for the project.
- Resolution 2026-02 approving a Tentative Subdivision Map to divide the site into 187 single family residential lots.
- Resolution 2026-03 approving a Conditional Use Permit for application of a Planned Development Overlay Zone to the site.

BACKGROUND | ANALYSIS

This project entails the development of an approximately 39.6-acre parcel into a planned residential subdivision with 187 single-family residential lots. The project site is located on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east. Actions associated with this project include Tentative Subdivision Map 2025-02 to create 187 single-family residential lots and Conditional Use Permit 2025-02 to apply Planned Development Overlay approving the zoning standards proposed for the development. Attachment 1 to this staff report is a location map of the project site, Attachment 2 is an aerial photograph of the project site, and Attachment 3 is the proposed subdivision design.

Applicant: Plum Blossom Joint Venture
157 South K Street
Tulare, CA 93274

Property Owner: Plum Blossom Joint Venture
157 South K Street
Tulare, CA 93274

Location: The subject property is located on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east. The Assessor Parcel Number (APN) is 128-080-002.

Request: The Applicant is requesting approval of a Tentative Subdivision Map and Conditional Use Permit to allow the subdivision and development of an approximately 39.6-acre parcel into a planned residential subdivision with 187 single-family residential lots.

Site: The project site is comprised of one approximately 39.6-acre parcel that was previously utilized for agricultural cultivation. There are no structural improvements on the subject site.

Surrounding land uses are as follows:

- North: Agriculture (orchard)
- South: Agriculture (orchard)
- East: Residential (single-family dwellings)
- West: Agriculture (orchard)

Zoning: The project site is zoned "R-1" (Single Family Residential).

Surrounding zone classifications are as follows:

- North: "A-1" (Agricultural in unincorporated Tulare County)
- South: "R-1" (Single Family Residential)
- West: "AE-20" (Exclusive Agricultural in unincorporated Tulare County)
- East: "R-1" (Single Family Residential)

General Plan: The project site is designated as "Medium Density Residential" in the General Plan, which is consistent with the zoning of the site.

Surrounding General Plan designations are as follows:

- North: Agriculture (unincorporated Tulare County)
- South: Medium Density Residential
- West: Agriculture (unincorporated Tulare County)
- East: Medium Density Residential

Project Design

As previously stated, Attachment 3 shows the proposed subdivision design. The subdivision proposes 187 single family residential lots. The primary access to the site will come from Ash Street on the east side of the proposed development. From there, the project includes a series of interconnecting local roads specifically intended to provide access to residents of the development. Additional access for the development includes a connection to Visalia Road (Avenue 280) to the south of the proposed development, through the previously approved Kaweah Pointe Subdivision project site.

Circulation

As noted above, the primary access to the project site will come from Ash Street, which is classified as a local road. The project also proposes a connection to Visalia Road (Avenue 280) which is classified as a collector road; however, this connection is dependent upon access being acquired through the previously approved Kaweah Pointe Subdivision project site. California Fire Code Appendix D, Section D107.1 requires at least two separate vehicular access points for residential developments with more than 30 lots. Therefore, a condition of project approval has been included to limit the Plum Blossom Estates Residential Development to 30 lots if the project is developed with a single vehicular access point.

Utilities

The project will be required to extend and connect to City utility lines, including water, sewer, and storm drain. There are currently utility lines along Ash Street that terminate at the eastern boundary of the proposed subdivision. The City Public Works Department and City Engineering staff report there is adequate capacity in all systems to accommodate the project.

ENVIRONMENTAL REVIEW

As required by law, the City had a consulting firm (Crawford & Bowen Planning, Inc.) prepare an analysis of potential impacts that may result from the project. The study was advertised and circulated for 30 days allowing review by agencies and the public. No negative comments were received as a result of the 30-day review period.

The environmental study determined the project would not have significant impacts to the environment provided certain mitigation measures are incorporated. These mitigation measures include the following:

- **Air Resources:**

Before a construction permit is issued for the proposed Project, the Project applicant, project sponsor, or construction contractor shall submit documentation demonstrating reasonably detailed compliance with one of the following requirements to the City of Farmersville:

Option 1: Where portable diesel engines are used during construction, all off-road equipment with engines greater than 50 horsepower shall have engines that meet or exceed either United States Environmental Protection Agency (EPA) or California Air Resources Board (CARB) Tier 3 off-road emission standards except as otherwise specified herein. If engines that comply with Tier 3, Tier 4 Interim, or Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 2) that is commercially available. For purposes of this project design feature, "commercially available" shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the Project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.

Option 2: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the Project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet either the particulate matter emissions standards for Tier 3 engines or be equipped with Level 3 diesel particulate filters. Tier 3 engines shall, at a minimum, meet EPA or CARB particulate matter emissions standards for Tier 3 engines. Alternatively, use of CARB-certified Level 3 diesel particulate filters on off-road equipment with engines greater than 50 horsepower can be used in lieu of Tier 3 engines or in combination with Tier 3 or better engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The Project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of Farmersville.

- **Biological Resources:**

To the extent practicable, construction shall be scheduled to avoid the bird nesting season, which extends from February through August.

If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist

shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

- **Cultural Resources:**

Before initiation of construction or ground-disturbing activities associated with the Project, the City shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological, and paleontological resources.

The general contractor and its supervisory staff shall be responsible for monitoring Project construction for disturbance of cultural resources.

If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (e.g., trenching, grading, etc.), all construction activities within a one hundred-foot (100') radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act (CEQA), the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measures, as outlined in Public Resources Code Section 21083.2. The City of Farmersville shall implement said measures.

The Project applicant shall incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (e.g., trenching, grading, etc.), all excavations within one hundred (100) feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the Project applicant, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under California Environmental Quality Act (CEQA), the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.

- **Transportation:**

The applicant shall install Americans with Disabilities Act (ADA) compliant wheelchair ramps at the following locations:

- Ash Street and Kern Avenue (2 ramps)
- Ash Street and Linnell Avenue (4 ramps)
- Costner Street and Linnell Avenue (2 ramps)

FISCAL IMPACT

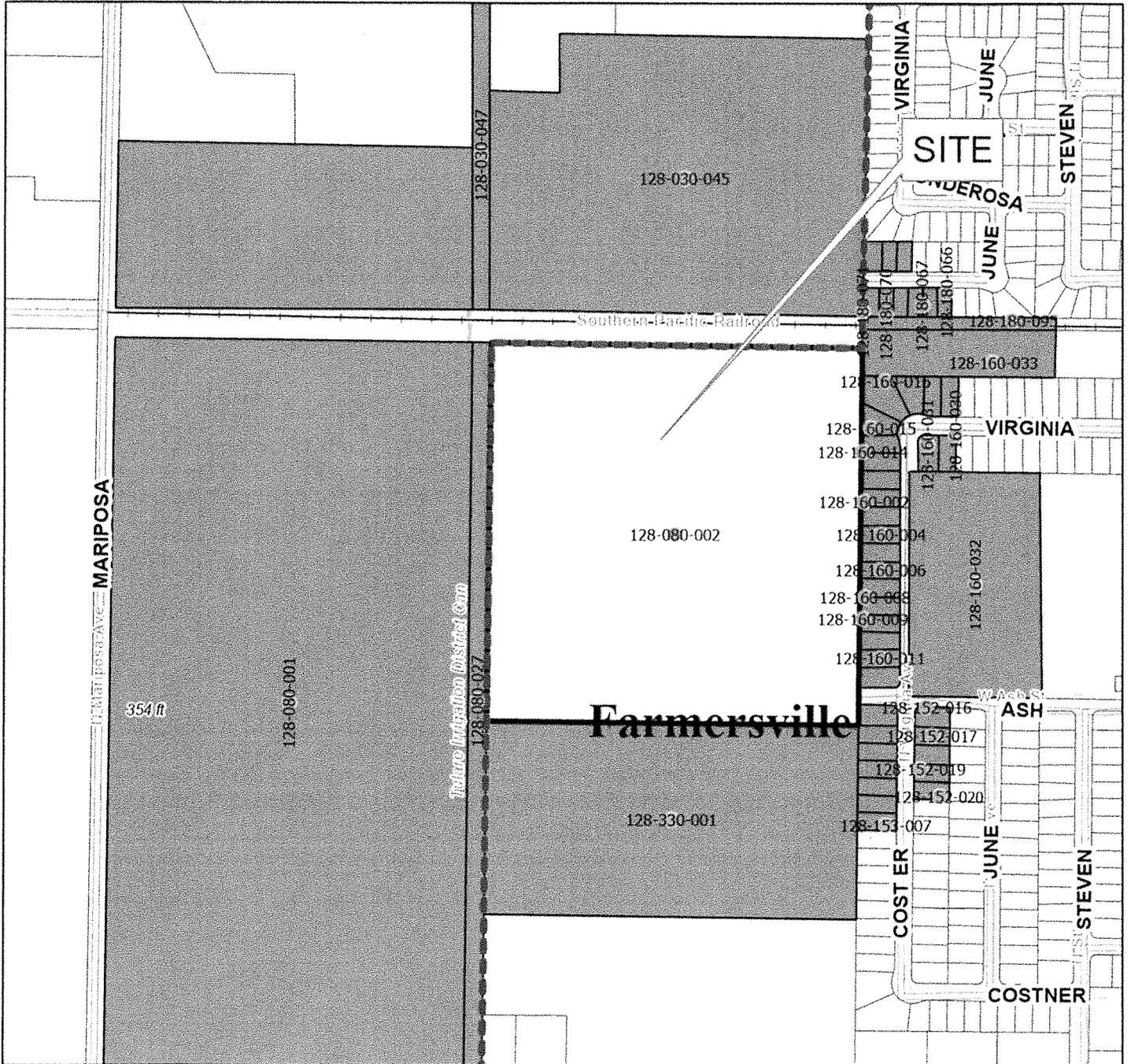
There is no fiscal impact associated with this action. However, upon completion of each residential lot, the City will receive utility impact fees that will be used for the maintenance and development of City services.

ATTACHMENTS

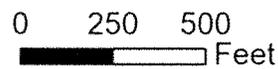
1. Location Map
2. Aerial Photo
3. Proposed Subdivision Design

Reviewed/Approved: _____

Attachment 1: (Location Map)



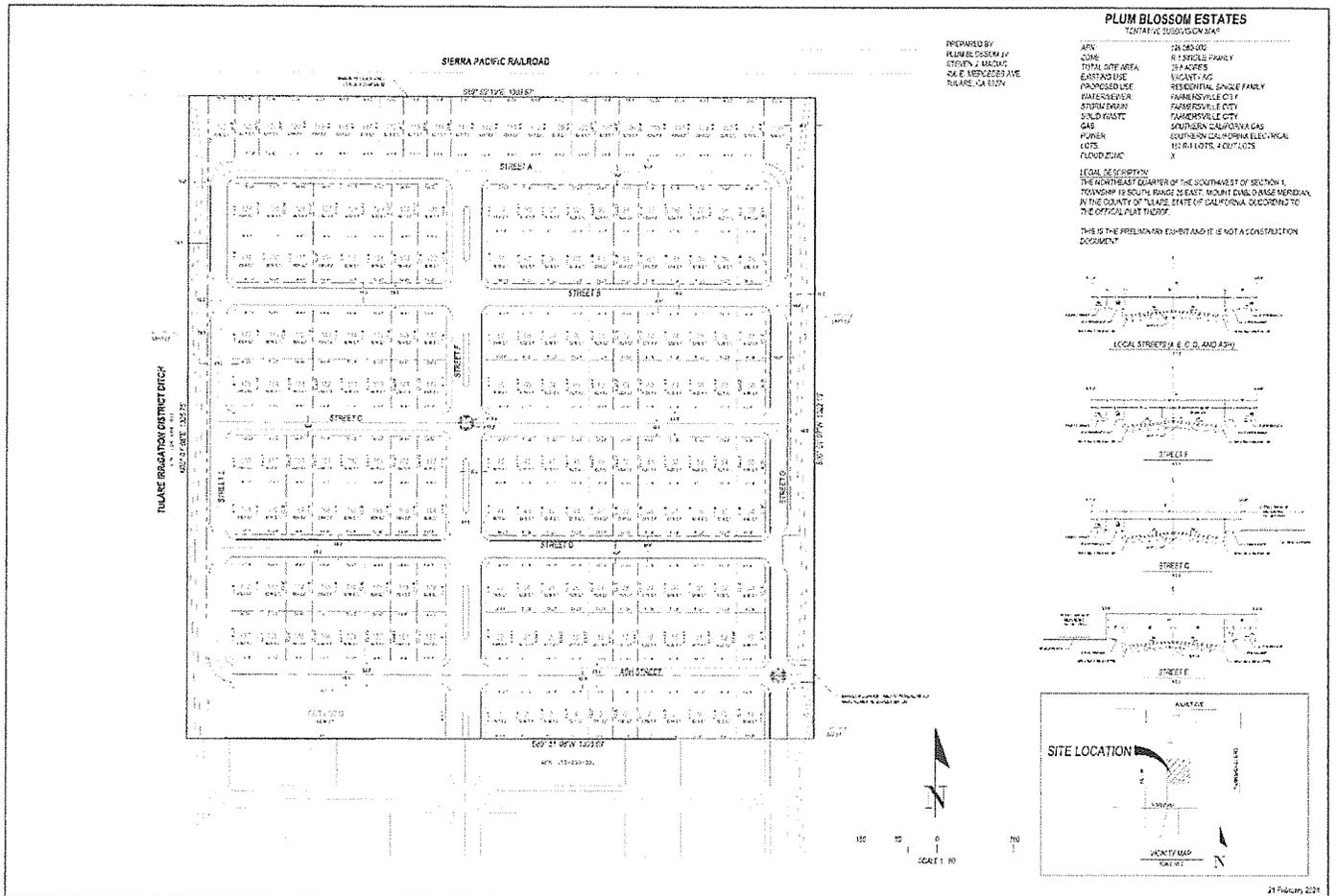
-  Parcels2025
-  Streets
-  railroad_2005
-  City Limits
-  APN 128-080-002
-  300' Radius Parcels



Attachment 2: (Aerial Photo)



Attachment 3: (Proposed Subdivision Design)



RESOLUTION 2026-01

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE
DECLARATION AS THE ENVIRONMENTAL FINDING FOR THE PLUM BLOSSOM
ESTATES RESIDENTIAL DEVELOPMENT PROJECT INCLUDING CONDITIONAL
USE PERMIT 2025-02 AND TENTATIVE SUBDIVISION MAP 2025-02**

WHEREAS, a request was submitted by Plum Blossom Joint Venture, 157 South K Street, Tulare, CA 93274 for a development project on one existing parcel containing approximately 39.6±acres on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east (Assessor Parcel Number 128-080-002). The project is a single-family residential subdivision.

WHEREAS, specific requests include:

- A Tentative Subdivision Map:
 - To create up to 187 single-family residential lots.
- A Conditional Use Permit:
 - Apply the “PD” zone (Planned Development Overlay) to the proposed Property.

WHEREAS, the City has prepared an Initial Environmental Study to evaluate potential impacts to the environment that may result from the project, consistent with the Guidelines of the California Environmental Quality Act (CEQA), and

WHEREAS, the study was circulated for public review and comment, and at the end of the comment period no substantive comments had been received, and

WHEREAS, the study determined the project would have no significant impacts on the environment, provided that mitigation measures are incorporated into the design, construction and operation of the project. These measures are listed in Exhibit “A” of this resolution, and

Farmersville Planning Commission
Resolution 2026-01
Environmental Finding for Plum Blossom Estates Development Project

WHEREAS, the City has notified property owners within 300 feet of the site of the proposed project, and has also published a notice of the Planning Commission hearing in the newspaper, at least ten days before the hearing; and

WHEREAS, the Planning Commission has considered this matter and accepted evidence and testimony.

NOW THEREFORE BE IT RESOLVED that, the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is consistent with the Farmersville General Plan and the Farmersville Zoning Ordinance, as amended.

2. The project will not have a significant impact on the environment provided that mitigation measures are incorporated into the project design and operation, and a Mitigated Negative Declaration has been prepared, consistent with the Guidelines of the California Environmental Quality Act. Mitigation measures are listed in Exhibit "A" of this Resolution.

3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby recommends adoption of a Mitigated Negative Declaration as the environmental finding for the proposed project.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Farmersville Planning Commission on the 18th of February, 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Farmersville Planning Commission

Exhibit “A”: Mitigation Measures

AIR-1:

Before a construction permit is issued for the proposed Project, the Project applicant, project sponsor, or construction contractor shall submit documentation demonstrating reasonably detailed compliance with one of the following requirements to the City of Farmersville:

- **Option 1:** Where portable diesel engines are used during construction, all off-road equipment with engines greater than 50 horsepower shall have engines that meet or exceed either United States Environmental Protection Agency (EPA) or California Air Resources Board (CARB) Tier 3 off-road emission standards except as otherwise specified herein. If engines that comply with Tier 3, Tier 4 Interim, or Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 2) that is commercially available. For purposes of this project design feature, “commercially available” shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the Project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.
- **Option 2:** Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the Project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet either the particulate matter emissions standards for Tier 3 engines or be equipped with Level 3 diesel particulate filters. Tier 3 engines shall, at a minimum, meet EPA or CARB particulate matter emissions standards for Tier 3 engines. Alternatively, use of CARB-certified Level 3 diesel particulate filters on off-road equipment with engines greater than 50 horsepower can be used in lieu of Tier 3 engines or in combination with Tier 3 or better engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The Project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of Farmersville.

BIO-1: Protect nesting birds.

1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.
2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

CUL-1: The following measures shall be implemented:

- Before initiation of construction or ground-disturbing activities associated with the Project, the City shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological and paleontological resources;
- the general contractor and its supervisory staff shall be responsible for monitoring the construction Project for disturbance of cultural resources; and
- If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (i.e., trenching, grading), all construction activities within a 100-foot radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act, the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measure, as outlined in Public Resources Code section 21083.2. The City of Farmersville shall implement said measures.

CUL-2:

The Project applicant shall incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (i.e., trenching, grading), all excavations within 100 feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the Project applicant, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.

TRA-1:

The applicant shall install ADA compliant wheelchair ramps at the following locations (as shown on Figure 4):

- Ash Street & Kern Avenue (2 ramps)
- Ash Street & Linnell Avenue (4 ramps)
- Costner Street & Linnell Avenue (2 ramps)

RESOLUTION 2026-02

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FARMERSVILLE APPROVING CONDITIONAL USE PERMIT 2025-02 (PLUM BLOSSOM ESTATES) FOR THE ESTABLISHMENT OF THE PLANNED DEVELOPMENT ZONE (PD) ON AN APPROXIMATELY 39.6-ACRE SITE ON THE SOUTH SIDE OF THE SOUTHERN PACIFIC RAILROAD BETWEEN THE TULARE IRRIGATION DISTRICT CANAL TO THE WEST AND VIRGINIA AVENUE TO THE EAST

WHEREAS, a request was submitted by Plum Blossom Joint Venture, 157 South K Street, Tulare, CA 93274 for a development project on one existing parcel containing approximately 39±acres on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east (Assessor Parcel Number 128-080-002). The project is a single-family residential subdivision.

WHEREAS, specific requests include:

- Tentative Subdivision Map to create up to 187 single-family residential lots.
- Conditional Use Permit as part of the Planned Development Overlay and approval of proposed zoning standards for the development.
- Adoption of a Mitigated Negative Declaration as the environmental finding for the project along with the following conditions:

1. Lots may be smaller than 6,000 square feet but not less than 5,000 square feet.

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published in the newspaper twenty (20) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, it has been determined that the project will not have significant impacts on the environment provided that mitigation measures are adopted and implemented, and

Farmersville Planning Commission
Resolution 2026-02
(Conditional Use Permit for Plum Blossom Estates Residential Development)

WHEREAS, the Planning Commission held a public hearing on this Conditional Use Permit and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan, Land Use Element and zoning of the site.

2. An Initial Environmental Study was prepared under the California Environmental Quality Act for the overall project that found the project will not have a significant impact on the environment, provided that mitigation measures are implemented and therefore a Mitigated Negative Declaration has been prepared separately for adoption.

3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Conditional Use Permit 2025-02 (as shown on Exhibit "A" is approved.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 18th of February, 2026, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Farmersville Planning Commission

RESOLUTION 2026-03

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE RECOMMENDING APPROVAL OF A TENTATIVE
SUBDIVISION MAP (PLUM BLOSSOM ESTATES) ON A PARCEL CONTAINING
39.6± ACRES ON THE SOUTH SIDE OF THE SOUTHERN PACIFIC
RAILROAD BETWEEN THE TULARE IRRIGATION DISTRICT CANAL TO
THE WEST AND VIRGINIA AVENUE TO THE EAST**

WHEREAS, a request was submitted by Plum Blossom Joint Venture, 157 South K Street, Tulare, CA 93274 for a development project on one existing parcel containing approximately 39±acres on the south side of the Southern Pacific Railroad between the Tulare Irrigation District Canal to the west and Virginia Avenue to the east (Assessor Parcel Number 128-080-002). The project is a single-family residential subdivision.

WHEREAS, specific requests include:

- A Tentative Subdivision Map to create up to 187 single-family residential lots.
- A Conditional Use Permit as part of the Planned Development Overlay and approval of proposed zoning standards for the development.
- Adoption of a Mitigated Negative Declaration as the environmental finding for the project.

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published in the newspaper twenty (20) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, it has been determined that the project will not have significant impacts on the environment provided that mitigation measures are adopted and implemented, and

WHEREAS, the Planning Commission held a public hearing on this Conditional Use Permit and accepted testimony.

Farmersville Planning Commission
Resolution 2026-03 (Tentative Subdivision Map for
Plum Blossom Estates Residential Development)

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan, Land Use Element and zoning of the site.

2. An Initial Environmental Study was prepared under the California Environmental Quality Act for the overall project that found the project will not have a significant impact on the environment, provided that mitigation measures are implemented and therefore a Mitigated Negative Declaration has been prepared separately for adoption.

3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Tentative Subdivision Map 2025-02 (as shown on Exhibit "A" is approved.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 18th of February, 2025, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Farmersville Planning Commission

Farmersville Planning Commission
Resolution 2026-03 (Tentative Subdivision Map for
Plum Blossom Estates Residential Development)

**Conditions of Approval for Tentative Subdivision Map 2025-02 (Plum Blossom
Estates)**

PLANNING

1. The approval of the Tentative Subdivision Map shall expire eighteen (18) months from the date of approval unless a Final Map is recorded.
2. The approval of the Conditional Use Permit is tied to the Tentative Subdivision Map and shall expire upon expiration of the Tentative Subdivision Map.
3. All Mitigation Measures adopted for the Project shall be incorporated into the Project as Conditions of Approval.
4. The Project shall be limited to 30 lots if the project site is developed with a single vehicular access point, per California Fire Code Appendix D, Section D107.1
5. Lots may be smaller than 6,000 square feet but not less than 5,200 square feet.
6. The applicant shall be required to develop the east side of the Tulare Irrigation District Canal and also the west side of Extension Ditch (where they border the site) in accordance with the Farmersville Waterway/Trail Master Plan.
7. Front facades of homes shall be reviewed and approved by the City Planner.
8. All traffic control signposts shall be painted gloss black.
9. Improvement plans (including landscaping) for open space corridors, parks, and ponding basins shall be submitted to the City Planner, City Engineer, and Public Works Director for review and approval.

ENGINEERING

10. GENERAL

- a. All improvements shall be installed in accordance with the most recent City of Farmersville standards, specifications, and engineering design standard drawings. In the absence of specific standards, improvements shall be made as directed by the Director of Public Works and the City Engineer.
- b. All sidewalk, driveway approaches, parking, etc. shall be constructed in accordance with the current City of Farmersville standards and applicable Americans with Disabilities Act (ADA) Standards. Standards for ADA compliance shall be installed in accordance with the most recent ADA/PROWAG and Caltrans standards, specifications, and details.
- c. The developer shall comply with and be responsible for obtaining encroachment permits from the City of Farmersville for all work performed within the City right-of-way and easements.

Farmersville Planning Commission
Resolution 2026-03 (Tentative Subdivision Map for
Plum Blossom Estates Residential Development)

- d. The developer shall install all improvements within the public right-of-way and easements in accordance with the City of Farmersville engineering design standards and drawings, specifications, masterplans, and record drawings.
- e. During the site construction, any public streets that front the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
- f. The developer shall maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Farmersville Police and Fire Departments and City Engineer.
- g. The developer's contractor shall not work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without written permission of such property owners. In the event other properties are encroached upon without written permission, work shall automatically shut down until resolved.
- h. Project is located within FEMA flood zone X. The developer shall comply with guidelines and requirements set by FEMA, Tulare County Resource Management Agency, and City Ordinance.
- i. The developer shall adhere to the latest edition of the California Building Code.
- j. Compaction test results shall be submitted to the City Engineer for review and approval.
- k. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Farmersville Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval. As-Built drawings shall be revised in electronic format, a scanned or field copy of the construction plans will not be accepted. Pad Certification(s) will be required prior to construction of any structure on a lot.
- l. The developer shall submit a soils report for approval by the City Engineer with the first submittal of the improvement plans.
- m. The developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
- n. All elevations shall be based on the City's benchmark system.
- o. If the Project is phased, a masterplan is required for the entire project area that shall include pipe network sizing and grades and street grades.

11. SITE AND STREET IMPROVEMENTS

- a. All sidewalks shall be a minimum width of five feet and shall conform with City Standards and City Ordinance.

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- a. The proposed street entrances shall be per current City of Farmersville engineering design standard plans and applicable ADA/PROWAG and Caltrans standards, specifications, and details.
- b. All lots shall have separate drive approaches constructed per City improvement drawings.
- c. All public streets within the project limits shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- d. Developer is to extend curb and gutter and sidewalk improvements to connect to the existing curb and gutter and sidewalk improvements east of the development.
- e. All new landscaping shall be in accordance with the City landscaping ordinance and State of California requirements in the areas where there are no buildings or parking lots proposed and have been identified as open space landscaped areas by applicant and shall include backflow preventers in approved cages.
- f. The developer is to replace in kind existing landscaping, replace any broken sidewalk curb and gutter, utilities or any existing improvements that are damaged with the construction of proposed off-site improvements.
- g. The developer shall install street lighting in accordance with City improvement standards. Final locations are to be designated by the City Engineer. The developer shall prepare a street lighting plan for approval by the City Engineer.
- h. The Developer shall provide for all striping, stenciling, pavement markers, delineators, and signage required on all street improvements. All traffic signs and street name signs shall be installed in accordance with City standards and the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.
- i. The developer is to construct a minimum six-foot (6') tall block wall along the northern boundary of the project site, parallel to the railroad right-of-way. Block wall to be split face CMU and have a non-sacrificial anti-graffiti coating. Submit any block wall calculations for approval by City Engineer with the first submittal of the improvement plans.
- j. The following design standards are for curb return design:
 - i. 20' R – Applicable for local/local intersections in residential zones.
 - ii. 30' R – Applicable for local/collector and local/arterial intersections.
- k. Any existing street lighting or existing improvements that are damaged during off-site construction is to be replaced and installed per City of Farmersville standards.

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- l. Local streets shall have a fifty-six-foot (56') minimum right-of-way (ROW) per City of Farmersville Improvement Standards.
- m. Developer to design street bulb out connections per City of Farmersville engineering design standards.
- n. Install stop signs at local roads intersecting collector and arterial locations per City of Farmersville Improvement Standards.
- o. Install street name signs at intersection locations per City of Farmersville Improvement Standards.

12. SANITARY SEWER AND WATER IMPROVEMENTS

- a. The developer's engineer shall be responsible for verifying size, location, and elevations of existing sanitary sewer, storm drainage, and water for improvements.
- b. The developer shall install a City standard water service with backflow prevention device, size as necessary for the development in accordance with City standards.
- c. Developer to install irrigation service with backflow prevention device, size as necessary for the development per City standards.
- d. The developer shall install a City standard sanitary sewer service at each lot, size as necessary to the development in accordance with City Standards.
- e. The developer shall install a City standard domestic water service at each lot, size as necessary to the development in accordance with City Standards.
- f. Fire hydrant(s) (existing and/or proposed) shall be shown on improvement plans and locations are to be approved by the City Fire Department. Any existing fire hydrants are to be raised to finish grade.

13. GRADING AND DRAINAGE

- a. The proposed subdivision is located within Sub Area AE and is currently outside the City limits. In accordance with the City's adopted Comprehensive Infrastructure Master Plan, Sub Area AE identifies three (3) future regional detention basins intended to serve this drainage area.

As regional detention facilities have not been constructed, the developer shall be solely responsible for providing on-site stormwater detention and storage necessary to fully mitigate post-development runoff generated by the project.

On-site detention facilities shall be designed in conformance with City standards and the intent of the Comprehensive Infrastructure Master Plan and shall be subject to review and approval by the City Engineer. Approval of this subdivision shall not obligate the City to construct, accept, or fund regional detention facilities at the locations identified in the Master Plan. The ultimate timing, configuration,

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and location of future regional facilities shall be determined by the City through future planning and capital improvement programming.

The project's storm drainage design shall not preclude future connection to, or integration with, regional detention facilities, should such facilities be constructed in the future.

- a. Basin calculations to be provided for approval by the City Engineer with the first submittal of the improvement plans.
- b. The design of any public drainage swales shall be shallow with gradual slopes. Depths shall not exceed four feet (4'). Minimum setback from back of sidewalk to swale hinge point shall be one foot (1'). Swales shall be landscaped and maintained by the property owner(s). Capacity calculations shall be provided.
- c. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in accordance with City standards.
- d. Any San Joaquin Valley Air Pollution Control District (Air District) approvals and/or permits required for the Project shall be obtained prior to approval of the grading plan, and the Project shall comply with all rules, regulations, and conditions of approval imposed by the Air District.
- e. The developer shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The developer shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District (Air District) for dust and emission reduction.
- f. The developer shall:
 - i. Obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for any construction activity prior to disturbing, clearing, grading or excavating one (1) acre or more of land area. The developer shall submit a copy of the prepared Stormwater Pollution Prevention Plan along with the State Water Board issued Waste Discharge Identification Number (WDID) prior to the start of construction and issuance of a grading permit (https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction/general_permit_reissuance.html).
 - ii. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.

14. ELECTRICAL, GAS, CABLE TELEVISION, AND TELEPHONE SERVICES

- a. All services (electric, cable television, and telephone) to newly constructed buildings shall be installed underground and placed per the utility provider's

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specifications. The developer is responsible for all utility coordination and should coordinate directly with the utility providers.

- b. The developer shall comply with all the requirements of the local utility (gas and electricity), telephone, cable, and other communication companies. It shall be the responsibility of the developer to notify the local utility, telephone, cable, and other communication companies to remove or relocate utility poles where necessary. The City will not accept first submittal of improvement plans without proof that the developer has provided the improvement plans and documents showing all proposed work to the utility, telephone, cable, and other communication companies.
- c. The developer must make provisions for the installation of street lighting. The location of streetlights shall be approved by the City Engineer at the time of improvement plan checking.

15. BOND OR DEPOSIT

- a. An engineer's estimate shall be submitted for all public works improvements. The developer shall make provisions for a bond, deposit, or instrument of credit on all required improvements as follows:
 - i. 100% faithful performance.
 - ii. 100% labor and materials.

16. FEES

- a. The developer shall pay to the City all applicable fees prior to issuance of a building permit.

17. ADDITIONAL ENGINEERING REQUIREMENTS

Provide the City with either a hard copy print or electronic copy of improvement plans that have been prepared by a licensed Civil Engineer.

- a. A digital copy of the improvement plans can be provided to the City upon final approval.
- b. Landscape and Irrigation plans must be submitted. Landscape plans will need to comply with the City's Landscape Ordinance and meet Model Water Efficient Landscape Ordinance (MWELo) standards. Landscaping shall feature an appropriate combination of shade trees, shrubs, and groundcover. Any free-standing fencing should be treated with climbing vines for beautification and graffiti prevention. Landscape and Lighting Maintenance District review required prior to approval of Final map. Landscape and Lighting Maintenance District will maintain common area landscaping, streetlights, street trees and local trees as applicable.
- c. Mailbox facilities shall be installed per United States Postal Service (USPS) guidelines and regulations.

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- d. Show locations of all utilities that are to be relocated (e.g., service poles, meters, etc.).
- e. The developer is required to notify the City Inspector of all phases of construction which include, but are not limited to installation of underground utilities, streets, etc. and obtain approvals from the City Inspector at the time of construction.
- f. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
- g. It shall be the responsibility of the developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.
- h. A preconstruction meeting is required prior to the start of any construction.

ENVIRONMENTAL

AIR-1:

Before a construction permit is issued for the proposed Project, the Project applicant, project sponsor, or construction contractor shall submit documentation demonstrating reasonably detailed compliance with one of the following requirements to the City of Farmersville:

- Option 1: Where portable diesel engines are used during construction, all off-road equipment with engines greater than 50 horsepower shall have engines that meet or exceed either United States Environmental Protection Agency (EPA) or California Air Resources Board (CARB) Tier 3 off-road emission standards except as otherwise specified herein. If engines that comply with Tier 3, Tier 4 Interim, or Tier 4 Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier 2) that is commercially available. For purposes of this project design feature, “commercially available” shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. If the relevant equipment is determined by the Project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.

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- Option 2: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the Project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower to meet either the particulate matter emissions standards for Tier 3 engines or be equipped with Level 3 diesel particulate filters. Tier 3 engines shall, at a minimum, meet EPA or CARB particulate matter emissions standards for Tier 3 engines. Alternatively, use of CARB-certified Level 3 diesel particulate filters on off-road equipment with engines greater than 50 horsepower can be used in lieu of Tier 3 engines or in combination with Tier 3 or better engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The Project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the City of Farmersville.

BIO-1:

To the extent practicable, construction shall be scheduled to avoid the bird nesting season, which extends from February through August.

If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

CUL-1:

Before initiation of construction or ground-disturbing activities associated with the Project, the City shall require all construction personnel to be alerted to the possibility of buried cultural resources, including historic, archeological, and paleontological resources.

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The general contractor and its supervisory staff shall be responsible for monitoring Project construction for disturbance of cultural resources.

If a potentially significant historical, archaeological, or paleontological resource, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains or trash deposits are encountered during subsurface construction activities (e.g., trenching, grading, etc.), all construction activities within a one hundred-foot (100') radius of the identified potential resource shall cease until a qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) forms. The archaeologist shall determine whether the item requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the item is determined to be significant under California Environmental Quality Act (CEQA), the archaeologist shall recommend feasible mitigation measures, which may include avoidance, preservation in place or other appropriate measures, as outlined in Public Resources Code Section 21083.2. The City of Farmersville shall implement said measures.

CUL-2:

The Project applicant shall incorporate into the construction contract(s) a provision that in the event a fossil or fossil formations are discovered during any subsurface construction activities for the proposed Project (e.g., trenching, grading, etc.), all excavations within one hundred (100) feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the Project applicant, who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under California Environmental Quality Act (CEQA), the City shall implement those measures, which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code section 21083.2.

TRA-1:

The applicant shall install Americans with Disabilities Act (ADA) compliant wheelchair ramps at the following locations:

- Ash Street and Kern Avenue (2 ramps)
- Ash Street and Linnell Avenue (4 ramps)
- Costner Street and Linnell Avenue (2 ramps)