Public advisory: Face masks are recommended. The City Council chamber is open and accessible to the public.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the Planning Commission meeting, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org within 48 hours of the meeting or sooner.

The following is provided to assist with public participation:

AGENDA AVAILABILITY: The Planning Commission Agenda is posted on the bulletin board at the entry of City Hall 746 8th Street, Wasco, and at the entrance of 764 E Street Wasco. The agenda packet, meeting minutes, and archived Planning Commission meetings are available on the City’s website at www.cityofwasco.org.

Agenda Materials: Planning Commission agenda materials are released no later than 72 hours prior to a meeting and are available to the public at the City Clerk’s Office, 746 8th Street, Wasco, CA, in a public binder at each Planning Commission meeting, and on the City’s website at https://www.cityofwasco.org/AgendaCenter.

PUBLIC COMMENTS: All public comments are subject to a 2-minute limit, and a maximum of Thirty (30) minutes will be allowed for any subject. To provide your comments to the Planning Commission members regarding matters, not on the agenda or a specific item on the agenda, you may address your comments IN PERSON. Before making your presentation, you will be asked to state your name for the record. If you would like to submit a written public comment, please email the Deputy City Clerk at yotinajero@cityofwasco.org no later than 4:00 p.m. May 8, 2023. Please clearly indicate which agenda item number your comments pertain to. Every effort will be made to read your comment into the record; If a comment is received after the specific time mentioned above, but before the meeting is adjourned, the comment will still be included as a part of the record of the meeting. Still, it will not be read into the record.

Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.
Communications will NOT be edited for redactions and will be printed/posted as submitted.

SPANISH INTERPRETATION: If you need an interpretation of your communications to the Planning Commission from Spanish into English, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org. Subject to availability, notifying at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: Si necesita una interpretación de sus comunicaciones a la Comisión de Planificación del español al inglés, comuníquese con el Departamento del Secretario de la Ciudad al 661-758-7250 o por correo electrónico a yotinajero@cityofwasco.org. La notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer arreglos. Sujeto a disponibilidad.

GETTING TO KNOW YOUR AGENDA

Agenda Sections:
CONSENT CALENDAR Items are routine items that are not expected to prompt discussion. All items are considered for approval at the same time with one vote. Planning Commission members, staff, and the public may request items be removed, and members of the public may comment on an item. Items removed from the Consent Calendar are discussed after the vote on the remaining Consent Calendar items.

PUBLIC COMMENT provides the public with an opportunity to address the Planning Commission on any matter not listed on the agenda that is within the jurisdiction of the Planning Commission. In compliance with the Brown Act, the Planning Commission cannot take action on matters not listed on the agenda.

PUBLIC HEARINGS are held on matters specifically required by law. The Chairman will ask for presentations from the staff, the proponent, or the applicant involved (if applicable) in the matter under discussion. Following the Chairman will open the public hearing and ask for public comments. Following the questions from the Planning Commission members. The Chairman closes the hearing, and the Planning Commission may discuss and take action.

DEFERRED ITEMS: these are items that were postponed or delayed for specific reasons and are brought back to the Planning Commission for consideration. These items are expected to cause discussion and/or action by the Planning Commission. Staff may make a presentation, and Planning Commission may ask questions of staff and involved parties before the Chairman invites the public to provide input.

NEW BUSINESS: these are items that are expected to cause discussion and/or action by the Planning Commission but do not legally require a Public Hearing. Staff may make
a presentation, and Planning Commission members may ask questions of staff and the
involved parties before the Chairman invites the public to provide input.

CLOSED SESSION: may only be attended by members of the Planning Commission, support staff, and/or legal counsel. The most common purpose of a Closed Session is to avoid revealing confidential information that may prejudice the legal or negotiation position of the City or compromise the privacy interests of employees. Closed sessions may be held only as specifically authorized by law.

Planning Commission Actions:
RESOLUTIONS are formal expressions of opinion or intention of the Planning Commission and are usually effective immediately.

ORDINANCES are laws adopted by the City Council. The Planning Commission makes recommendations to the Wasco City Council on certain Planning and Zoning Related Ordinances.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS: CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

PROCLAMATIONS and RECOGNITIONS are issued by the City to honor significant achievements by community members, highlight an event, promote awareness of community issues, and recognize City employees.

REGULAR MEETING – 6:00 pm

1) CALL TO ORDER: Chairman Pallares

2) ROLL CALL: Chairman Pallares, Vice Chairman Clendenen, Commissioners: Rueda, Skeels, Torres

3) FLAG SALUTE: Chairman Pallares

4) INVOCATION:

5) PRESENTATIONS AND AWARDS: NONE

6) PUBLIC COMMENTS:

This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to two (2) minutes.
BROWN ACT REQUIREMENTS: The Brown Act does not allow action or Discussion on items, not on the agenda (subject to narrow exceptions). This will limit a Commissioner's response to questions and requests made during this comment period.

Should your comments require further consideration by the Planning Commission; the item will be agendized for a report and discussed at a future Planning Commission meeting. Please state your name for the record before making a presentation.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff's opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for April 10, 2023

8) PUBLIC HEARINGS:
   a. Modification and extension of Tentative Parcel Map 12398, a subdivision of 36.57 acres into 4 parcels and a designated remainder on existing Rural Residential zoned land in the City of Wasco and find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions (Murillo).

9) DEFERRED BUSINESS: NONE

10) NEW BUSINESS: NONE

11) REPORTS FROM THE DIRECTOR:

12) REPORTS FROM COMMISSIONERS:

13) ADJOURNMENT:
This is to certify that this agenda was posted at Wasco City Hall on May 4, 2023, on/or before 6:00 p.m. The agenda is also available on the City website at www.cityofwasco.org

Yolanda Tinajero, Deputy City Clerk

All agenda item supporting documentation is available for public review in the city website www.cityofwasco.org and the office of the Community Development Department, 764 E Street, Wasco, CA 93280 during regular business hours, 8: am – 4:30 pm Monday through Thursday and 8:30 am–4:30 pm Friday (closed alternate Friday's), following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is posted after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting. Please remember to turn off all cell phones, pagers, or electronic devices during Planning Commission meetings.
The City of Wasco does not discriminate on the basis of disability in the access to, provision of, or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans with Disabilities Act (ADA) may be obtained from the City Clerk's Office.

If you need special assistance to participate in this meeting, please contact the Deputy City Clerk's Office at (661) 758-7250 to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 758-7250 Requests for assistance should be made at least two (2) days in advance whenever possible.
MINUTES
City of Wasco
Planning Commission
Monday, April 10, 2023
Regular Meeting – 6:00 p.m.
City Council Chambers
746 8th Street, Wasco, CA 93280

REGULAR MEETING – 6:00 pm

1) CALL TO ORDER:
Chairman Pallares called the meeting at 6:01 pm.

2) ROLL CALL:
Present: Chairman Pallares, Vice-Chairman Clendenen, Commissioners: Skeels, Torres
Absent: Commissioner Rueda

Staff present: Deputy City Clerk Tinajero, Administrative Assistant Castro, Assistant Planner Murillo, Planning Department Director Cobb

3) FLAG SALUTE: Led by Chairman Pallares

4) INVOCATION: Observed a moment of silence led by Chairman Pallares

5) PRESENTATIONS AND AWARDS:
      Presentation by Brandon Tyler

6) PUBLIC COMMENTS:
   • Sharon Nichols
   • Gilberto Reyna

Deputy City Clerk Tinajero stated that there were no email comments received for this item or any other items on this agenda.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for March 13, 2023

Motion was by Vice-Chairman Clendenen, Seconded by Commissioner Torres, to approve the consent calendar by the following roll call vote:

AYES: PALLARES, CLENDENEN, SKEELS, TORRES
NOES: NONE
ABSTAIN: NONE
ABSENT: RUEDA
8) PUBLIC HEARINGS:
   a. To adopt a Resolution of the Planning Commission of the City of Wasco recommending approval of Zoning Ordinance Text Amendment and Zone Change 23-01. 
      **Reso#2023-0004**

     Oral presentation by Planning Director Cobb.

     Chairman Pallares opened the public hearing at 6:32 pm

     No public comments

     Chairman Pallares closed the public hearing at 6:32 pm

     **Motion** was made by Vice-Chairman Clendenen, **Seconded** by Commissioner Skeels, to adopt the Resolution approving the Zoning Ordinance Text Amendment and Zone Change 23-01 by the following roll call vote:

     AYES: PALLARES, CLENDENEN, SKEELS, TORRES
     NOES: NONE
     ABSTAIN: NONE
     ABSENT: RUEDA

9) DEFERRED BUSINESS: None

10) NEW BUSINESS: None

11) REPORTS FROM THE DIRECTOR:
     Planning Director Cobb thanked the staff and reported on the following:
     - Mentioned the upcoming clean-up event on April 22, 2023 from 9:00 am to 12:00 pm at the Barker Park

12) REPORTS FROM COMMISSIONERS:

     Chairman Pallares
     - Attended the Planning Commissioner class in Fresno on March 3, 2023
     - Attended the Planning Commissioners Academy in Garden Grove CA on March 29 to March 31, 2023
     - Thanked the staff for arranging the classes

     Vice-Chairman Clendenen
     No reports

     Commissioner Skeel
     No reports

     Commissioner Torres
     No reports
13) ADJOURNMENT:
Chairman Pallares adjourned the meeting at 6:39 pm.

Yolanda Tinajero, Deputy City Clerk

John P. Pallares, Chairman
TO: Chair and Planning Commissioners  
FROM: Keri Cobb, Community Development Director  
        Evelyn Murillo, Assistant Planner  
DATE: May 8, 2023  
PROJECT NAME: Tentative Parcel Map 12398 – Map Extension Request and Modification  
PROJECT DESCRIPTION: Modification and extension of Tentative Parcel Map 12398, a subdivision of 36.57 acres into 4 parcels and a designated remainder on existing Rural Residential zoned land in the City of Wasco.  
APPLICATION(S): Tentative Parcel Map 12398  
ENVIRONMENTAL DOCUMENT: Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions  
APPLICANT: Frank Sanchez  
OWNER: Francisco and Marilu Sanchez  
APN: 487-010-20  
LOCATION: The project site is located north of Gromer Avenue between Annin Street and Griffith Street.  
SIZE OF SITE: 36.57 Acres  
GENERAL PLAN DESIGNATION: Rural Residential  
ZONE DISTRICT: R-R (Rural Residential)  

STAFF RECOMMENDATION  
Staff recommends that Planning Commission move to adopt Resolution No. 2023-XX (Attachment 1), approving the map extension request and the revision of Tentative Parcel Map 12398.  

PROJECT SITE  
The project site is located north of Gromer Avenue between Annin Street and Griffith Street. The site is 36.57 acres and is an existing farmland use with one single family residence.
PROJECT ANALYSIS – Tentative Parcel Map 12398

Tentative Parcel Map 12398 was approved by the City of Wasco Planning Commission on February 8, 2021 and is intended to subdivide one 36.57-acre parcel into 4 parcels (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a designated remainder of 30.88 acres) on existing Rural Residential zoned land in the City of Wasco.

Pursuant to the Subdivision Map and condition number 2 of the Planning Commission resolution no. 21-01 (Attachment 5), this map was set to expire on February 8, 2023. The City received an application for an extension and revision on October 13, 2022 which automatically extended the life of the map until it could be brought before the Planning Commission for decision. Staff received the revised map on April 24, 2023 and the revised project description on May 2, 2023 (Attachment 4). Staff believes a 24-month extension for this map is appropriate.

The modification on the map was to change the 15-foot street dedication on Gromer to a 15-foot irrevocable offer of dedication. The reason for this is that there is an existing block wall in the dedication area (not shown on the map originally submitted) that would have to be removed and relocated if the City accepted a street dedication right now. The City does not intend to widen the road at this time but may need to in the future. The irrevocable offer allows the property owner to leave the wall in place. If and when at some point in the future, the City needs the additional right of way for road widening, the City can accept the irrevocable offer and the owner will be required to remove the wall at that time. Below are the proposed changes to the Conditions of Approval to reflect this change and attached is the revised Tentative Parcel Map 12398 (Attachment 2).

Parcel Map 12398
CONDITIONS OF APPROVAL (Approved on February 8, 2021)
GENERAL CONDITIONS AND REQUIREMENTS

1. The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Wasco, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Parcel Map 12398, at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City’s reasonable approvals. The applicant shall also reimburse the City, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorneys’ fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant of their obligations under this condition.

2. This Tentative Parcel Map shall expire twenty-four (24) months from the date of approval of this extension by the Wasco Planning Commission, unless an extension is requested and granted by the
3. The final map shall be revised to include full dedication of Annin Avenue to the City of Wasco 30’ from centerline as per City of Wasco Local Street Standards.

4. Submittal and filing of improvement plans and the Final Map shall comply with all requirements of Chapter 16.20 of the City of Wasco Municipal Code and the Subdivision Map Act including but not limited to entering into a subdivision improvement agreement and provision of financial security.

5. The subdivider, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the office of the Finance Director, and Public Works Director and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Wasco.

6. Until all portions of the subdivision have been completed, all vacant and undeveloped land shall be maintained within the boundaries of the subdivision in a weed free and clean manner by the property owner. Should any property not be so maintained, the City will initiate administrative enforcement proceedings pursuant to the City of Wasco Municipal Code which may result in significant cost to the owner.

7. The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.

8. The applicant shall pay all required processing, plan check and development fees in effect at the time of plan check, final map recordation or building permit issuance in accordance with the City of Wasco Municipal Code, and as determined by City Staff.

9. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.

10. In accordance with Sections 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of Wasco prior to recordation of the final map.

11. The parcel map must contain an owners’ statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waiver of the signatures of parties owning rights-of-way, easements, or interests which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner’s statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.

12. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by
certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free and complete exercise of the right-of-way or easement within the boundaries of this development.

13. In accordance with Section 66434.2 of the Subdivision Map Act, information required by the conditions of approval shall be in the form of an additional map sheet.

14. The developer’s engineer shall provide copies of approved final map and improvement plan documents in digital form to City Staff prior to recordation of the map.

15. The following disclosure shall be given as part of the transfer of ownership of any lot within the tract: “If your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24-hour basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke. Pursuant to California Civil Code Section 3482.5, typical agricultural activities shall not be considered a nuisance except as otherwise provided in that Civil Code Section.”

16. Installation of all improvements shall be completed or bonded for prior to recordation of the map. The recording of any map shall be in accordance with the Subdivision Map Act and the Wasco Municipal Code.

17. The developer shall be required to obtain all necessary permits from agencies having jurisdiction over the property being developed.

DEVELOPMENT STANDARDS

1) An additional 15-foot irrevocable offer of dedication on Gromer shall be shown on the final map and applicant’s engineer shall prepare an Irrevocable Offer of Dedication document to be recorded prior to the final map. Any structures including but not limited to fencing and concrete that may be in the new right of way on Gromer shall be removed and or relocated if and when the city accepts the irrevocable offer, prior to recordation of the final map. The removal and relocation shall be at the property owner’s expense.

2) The applicant shall comply with the latest California Building and Development codes as adopted by the City of Wasco, the current City of Wasco Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

3) All public improvements shall conform to the City of Wasco Improvement Standards. Improvement plans and associated fees shall be submitted to the City of Wasco for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:

   a. Street plans for the entire frontage along Gromer Avenue including frontage along the designated remainder. Street plans shall show full street improvements to City Standards to
centerline including curb, gutter and sidewalk in accordance with ADA and City Standards. An additional 15 feet of right of way shall be dedicated for Gromer Avenue for a total of 45 feet from centerline.

b. Water and sewer plans to serve all lots including laterals to each lot. Private sewers will not be permitted.

c. Street light plans including underground electrical plans and showing power connection to the street lights in pull boxes. Street light locations as determined and approved by the City of Wasco Public Works Department shall be shown on the improvement plans.

d. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a “Notice of Intent” (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

4) All public improvements shall be installed or bonded for prior to recordation of the map or security as deemed sufficient by the City shall be provided in accordance with the Subdivision Map Act, the City of Wasco Subdivision Ordinance and a Subdivision Improvement Agreement approved by the City Council.

5) The developer shall provide the City of Wasco with “can and will serve” letters from utility companies that will provide services to the proposed subdivision.

6) Prior to acceptance of street lights for maintenance, the lights shall be tested to the satisfaction of the City/utility company with a power source provided by the contractor. The City of Wasco will own the poles and PG&E will provide the electricity. The developer shall be fully responsible for paying the cost of the electricity for the street lights until such time as the improvements are accepted by the City Council.

7) All storm water including storm water from the new street frontage shall be retained on site. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot.

8) WEL0 compliant landscape and irrigation plans will be required for all proposed landscaping on each lot.

9) The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of Wasco Standards and City Engineer.

10) The developer shall maintain the entire project, including adjacent streets in a dust free condition at all times. This condition applies at all times including weekends, evenings and night time hours. A track out system approved by the City Engineer and compliant with San Joaquin Valley Air Pollution Control District shall be required during construction operations. Regular maintenance of the trackout system as well as cleanup of soil from the public roadways shall be required, if deemed necessary by the City of Wasco Public Works Director.
11) All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer in the Development Standards.

12) Street pavement sections shall be engineered based on R values provided by the developer’s engineer and as approved by the City Engineer.

13) Property lines shall be marked with a chiseled line on the top of curb for all lot property lines. The location of all sewer laterals shall be marked on top of curb with the letter “S”.

14) All new utilities shall be provided with underground services.

15) The developer is responsible for following all Inspection and testing requirements in accordance with City of Wasco ordinances and as determined by the City Engineer.

16) Any damaged private or public improvements shall be removed and replaced at the developer’s expense in the manner directed by the City Engineer, before final acceptance.

17) At the time that the improvement work has been satisfactorily completed and approved, before filing the notice of completion, the developer shall submit a complete digital set of as-built improvement plans capable of being reproduced. Such plans shall clearly show any changes that were made during construction.

18) No final inspections for any building permits shall be approved until all required improvements have been completed by the developer and formally accepted by the City Council and all fees have been paid.

RESPONSIBLE AGENCIES

1) The applicant shall meet all requirements of the Kern County Public Health Services Department including:
   a. The applicant shall submit an updated “will serve” letter from the City of Wasco stating its intent and ability to provide potable water and sewer service to the proposed project.

ENVIRONMENTAL REVIEW

Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions.

COMMENTS RECEIVED

A Notice of Public Hearing was published in the Wasco Tribune on April 27, 2023. No comments have been received to date as a result of this notice.

CONCLUSION AND RECOMMENDATION
The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Wasco General Plan, its compliance with all applicable sections of the Wasco Municipal Code including all required findings, its compatibility with surrounding existing or proposed uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above.

Upon consideration of this evaluation, it can be concluded that the map extension request and the revision of Tentative Parcel Map 12398 is appropriate for the project site and can be approved as shown in Exhibit A of the attached Resolution and subject to the conditions of approval listed in Exhibit B (Attachment 3) of the attached resolution.

ATTACHMENTS
Attachment 1 – City of Wasco Planning Commission Resolution No. 2023-XX
Attachment 2 – Exhibit A – Revised Tentative Parcel Map 12398
Attachment 3 – Exhibit B- Conditions of Approval
Attachment 4 – Applicant’s Project Description
Attachment 5 – City of Wasco Planning Commission Resolution No. 21-01
CITY OF WASCO PLANNING COMMISSION
RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WASCO
APPROVING TENTATIVE PARCEL MAP 12398 – MAP EXTENSION REQUEST AND MODIFICATION

WHEREAS, the applicant, Frank Sanchez, has submitted a request to modify and request a map extension for an approved tentative parcel map; and

WHEREAS, Francisco and Marilu Sanchez are the owners of said real property, described as: APN 487-010-20; and

WHEREAS, the applicant’s request is to request a map extension and revision on approved Tentative Parcel map 12398, a map intended to subdivide one 36.57 acre parcel into 4 parcels and a designated remainder, (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a 30.88 acre designated remainder), on existing Rural Residential zoned land in the City of Wasco; and

WHEREAS, said application has been made in the form and manner prescribed by the City of Wasco Municipal Code and is on file with the Community Development Department and reference is hereby made thereto for further particulars; and,

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315; and,

WHEREAS, the Planning Commission, through its clerk, did set Monday, May 8, 2023 at the hour of 6:00 p.m. in the Council Chambers Located at 746 8th Street, Wasco California as the time and place for a public hearing on Tentative Parcel Map 12398 – Map Extension Request and Modification; and,

WHEREAS, notice of public hearing was given in the manner provided in Title 17 of the Wasco Municipal Code and said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Community Development Department and all persons desiring were duly heard; and,

WHEREAS, the Planning Commission received both written and oral testimony on Tentative Parcel Map 12398.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wasco that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.
2. The request will not be detrimental to other properties in the vicinity.

3. This project will not have a significant impact on the environment.

4. The project will not be detrimental to the public health, safety, convenience and public welfare of the citizens of Wasco.

5. Tentative Parcel Map 12398, as shown in Attachment 1, is hereby approved subject to the conditions of approval listed in Exhibit B.

-oo0-

I HEREBY CERTIFY that the foregoing Resolution No. 2023-XXXX was passed and adopted by the Planning Commission of the City of Wasco at a regular meeting thereof held on May 8, 2023 by the following vote:

PLANNING COMMISSION MEMBERS:
AYES: 

NOES: 

ABSTAIN: 

ABSENT: 

___________________
John Pallares, CHAIR of the Planning Commission of the City of Wasco

___________________
Yolanda Tinajero
DEPUTY CITY CLERK
REVIEWED TENTATIVE PARCEL MAP NO. 12398

IN THE CITY OF WASCO, COUNTY OF KERN

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE FRACTIONAL SECTION 1, TOWNSHIP 27 SOUTH RANGE 24 EAST, MOUNT DIABLO MERIDIAN, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 27 SOUTH RANGE 24 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF COUNTY OF KERN STATE OF CALIFORNIA, ACCORDING TO THE VERTICAL PLAT THEREOF EXCEPTING THEREFROM THE EAST 355 FEET OF THE SOUTH 255 FEET THEREOF CONTAINING TOTAL OF 35.97 GROSS ACRES

OWNER / SUBDIVIDER

FRANCISCO & MARIE E. SANCHEZ
1100 GROMER AVENUE
WASCO, CA 93280
CELL # 661-793-2781

CIVIL ENGINEERS

AFINAR INC.
714 BERWIND STREET
BARDSTOWN, CA
PH. NO. 661-756-7443

BASIS OF Bearings

THE BEARINGS OF SURVEY SHOWN FOR THE SOUTH LINE OF THE NE 1/4 CONCERNING THE PROPOSED PLAT OF SURVEY NO. 3922 AS FILED IN RECORDS OF THE SHERIFF OF KERN COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HERETO:

STATISTICS

APN: 487-010-20
SITE ADDRESS: 1100 GROMER AVENUE
COMMUNITY: RURAL RESIDENTIAL
CONCEIVED PLAN USE: RURAL RESIDENTIAL
SEWER DRAINAGE: CITY OF WASCO
TYPE OF EASEMENT: ORCHARD AND SINGLE FAMILY RESIDENCE
ELECTRIC SERVICE: CITY OF WASCO
GAS SERVICE: SOUTHERN CAL GAS
PUBLIC TELEPHONE SERVICE: AT&T

LEGEND

POWDER POLE = EX. HOUSE
CONE = CITY OF WASCO

30' STREET EASEMENT TO CITY OF WASCO

EAST 355 FEET OF THE SOUTH 255 FEET

GROMER AVENUE
APRICOT AVENUE
TRACT MAP NO. 6890-5
EX. RESIDENTIAL HOMES

NOTES:

1) THIS PARCEL WILL NOT BE PHASED.
2) STREETS TO BE CONSTRUCTED PER CITY STANDARDS.
3) ALL STREET WIDTHS/DESIGN WILL MEET THE CITY OF WASCO STANDARDS.

NET AREAS

PARCEL 1  1.31 NET ACRES
PARCEL 2  1.31 NET ACRES
PARCEL 3  1.52 NET ACRES
PARCEL 4  1.31 NET ACRES
DESIGNATED REMAINDER  31.00 NET ACRES
TOTALS  35.97 ACRES

City of Wasco Planning Commission Agenda May 8, 2023
18 of 42
PART A - PROJECT INFORMATION

1. Assessor’s Parcel No: 487-010-20
2. Job Address: 1100 Gromer Avenue
3. Street Location: The project site is located north of Gromer Avenue between Annin Street and Griffith Street.
4. Zoning: RR (Rural Residential)
5. Planned Land Use: Rural Residential
6. Project Description: Modification and extension of Tentative Parcel Map 12398, a subdivision of one 36.57 acre parcel into 4 parcels (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a designated remainder of 30.88 acres) on existing Rural Residential zoned land in the City of Wasco.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Conditions of approval may be appealed within ten (10) calendar days from the date of approval. However, conditions based on the City of Wasco Municipal Code are mandatory and may be modified only by variance, provided the findings pursuant to Wasco Municipal Code Section 17.72 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.
GENERAL CONDITIONS AND REQUIREMENTS

1) The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Wasco, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Parcel Map 12398, at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City’s reasonable approvals. The applicant shall also reimburse the City, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorneys’ fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant of their obligations under this condition.

2) This Tentative Parcel Map shall expire twenty-four (24) months from the date of approval of this extension by the Wasco Planning Commission.

3) The final map shall be revised to include full dedication of Annin Avenue to the City of Wasco 30’ from centerline as per City of Wasco Local Street Standards.

4) Submittal and filing of improvement plans and the Final Map shall comply with all requirements of Chapter 16.20 of the City of Wasco Municipal Code and the Subdivision Map Act including but not limited to entering into a subdivision improvement agreement and provision of financial security.

5) The subdivider, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the office of the Finance Director, and Public Works Director and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Wasco.

6) Until all portions of the subdivision have been completed, all vacant and undeveloped land shall be maintained within the boundaries of the subdivision in a weed free and clean manner by the property owner. Should any property not be so maintained, the City will initiate administrative enforcement proceedings pursuant to the City of Wasco Municipal Code which may result in significant cost to the owner.

7) The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.
8) The applicant shall pay all required processing, plan check and development fees in effect at the
time of plan check, final map recordation or building permit issuance in accordance with the City of
Wasco Municipal Code, and as determined by City Staff.

9) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days
of recordation of the parcel map shall be submitted to the Advisory Agency.

10) In accordance with Sections 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors
Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of
Wasco prior to recordation of the final map.

11) The parcel map must contain an owners' statement, signed and acknowledged by all persons having
any right, title, or interest in and to the property being divided. A request for the waiver of the
signatures of parties owning rights-of-way, easements, or interests which cannot ripen into fee must
also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act.
Owner's statement may be recorded on a separate document rather than appear on the map,
provided the recording information appears on the map.

12) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility
owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by
certified mail of the division of the property. The Advisory Agency will require a letter from these
parties stating that the development will not unreasonably interfere with the free and complete
exercise of the right-of-way or easement within the boundaries of this development.

13) In accordance with Section 66434.2 of the Subdivision Map Act, information required by the
conditions of approval shall be in the form of an additional map sheet.

14) The developer’s engineer shall provide copies of approved final map and improvement plan
documents in digital form to City Staff prior to recordation of the map.

15) The following disclosure shall be given as part of the transfer of ownership of any lot within the
tract: “If your real property is near property used for agricultural operations, you may be subject to
inconveniences or discomforts arising from such operations on any 24-hour basis. Said discomforts
may include, but not be limited to equipment noises, odors from manure or other chemicals, and
dust or smoke. Pursuant to California Civil Code Section 3482.5, typical agricultural activities shall
not be considered a nuisance except as otherwise provided in that Civil Code Section.”

16) Installation of all improvements shall be completed or bonded for prior to recordation of the map.
The recording of any map shall be in accordance with the Subdivision Map Act and the Wasco
Municipal Code.

17) The developer shall be required to obtain all necessary permits from agencies having jurisdiction
over the property being developed.
DEVELOPMENT STANDARDS

1) An additional 15-foot irrevocable offer of dedication on Gromer shall be shown on the final map and applicant’s engineer shall prepare an Irrevocable Offer of Dedication document to be recorded prior to the final map. Any structures including but not limited to fencing and concrete that may be in the new right of way on Gromer shall be removed and or relocated if and when city accepts the irrevocable offer. The removal or relocation shall be at the property owner’s expense.

2) The applicant shall comply with the latest California Building and Development codes as adopted by the City of Wasco, the current City of Wasco Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

3) All public improvements shall conform to the City of Wasco Improvement Standards. Improvement plans and associated fees shall be submitted to the City of Wasco for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:

   a. Street plans for the entire frontage along Gromer Avenue including frontage along the designated remainder. Street plans shall show full street improvements to City Standards to centerline including curb, gutter and sidewalk in accordance with ADA and City Standards.

   b. Water and sewer plans to serve all lots including laterals to each lot. Private sewers will not be permitted.

   c. Street light plans including underground electrical plans and showing power connection to the street lights in pull boxes. Street light locations as determined and approved by the City of Wasco Public Works Department shall be shown on the improvement plans.

   d. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a “Notice of Intent” (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

4) All public improvements shall be installed or bonded for prior to recordation of the map or security as deemed sufficient by the City shall be provided in accordance with the Subdivision Map Act, the City of Wasco Subdivision Ordinance and a Subdivision Improvement Agreement approved by the City Council.

5) The developer shall provide the City of Wasco with “can and will serve” letters from utility companies that will provide services to the proposed subdivision.

6) Prior to acceptance of street lights for maintenance, the lights shall be tested to the satisfaction of the City/utility company with a power source provided by the contractor. The City of Wasco will own the poles and PG&E will provide the electricity. The developer shall be fully responsible for paying
the cost of the electricity for the street lights until such time as the improvements are accepted by the City Council.

7) All storm water including storm water from the new street frontage shall be retained on site. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot.

8) WELO compliant landscape and irrigation plans will be required for all proposed landscaping on each lot.

9) The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of Wasco Standards and City Engineer.

10) The developer shall maintain the entire project, including adjacent streets in a dust free condition at all times. This condition applies at all times including weekends, evenings and night time hours. A track out system approved by the City Engineer and compliant with San Joaquin Valley Air Pollution Control District shall be required during construction operations. Regular maintenance of the trackout system as well as cleanup of soil from the public roadways shall be required, if deemed necessary by the City of Wasco Public Works Director.

11) All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer in the Development Standards.

12) Street pavement sections shall be engineered based on R values provided by the developer’s engineer and as approved by the City Engineer.

13) Property lines shall be marked with a chiseled line on the top of curb for all lot property lines. The location of all sewer laterals shall be marked on top of curb with the letter “S”.

14) All new utilities shall be provided with underground services.

15) The developer is responsible for following all Inspection and testing requirements in accordance with City of Wasco ordinances and as determined by the City Engineer.

16) Any damaged private or public improvements shall be removed and replaced at the developer’s expense in the manner directed by the City Engineer, before final acceptance.

17) At the time that the improvement work has been satisfactorily completed and approved, before filing the notice of completion, the developer shall submit a complete digital set of as-built improvement plans capable of being reproduced. Such plans shall clearly show any changes that were made during construction.

18) No final inspections for any building permits shall be approved until all required improvements have been completed by the developer and formally accepted by the City Council and all fees have been paid.
RESPONSIBLE AGENCIES

1) The applicant shall meet all requirements of the Kern County Public Health Services Department including:
   a. The applicant shall submit an updated “will serve” letter from the City of Wasco stating its intent and ability to provide potable water and sewer service to the proposed project.
Attachment 3

CITY OF WASCO
COMMUNITY DEVELOPMENT DEPARTMENT

Parcel Map 12398
CONDITIONS OF APPROVAL
May 8, 2023

PART A - PROJECT INFORMATION

1. Assessor’s Parcel No: 487-010-20

2. Job Address: 1100 Gromer Avenue

3. Street Location: The project site is located north of Gromer Avenue between Annin Street and Griffith Street.

4. Zoning: RR (Rural Residential)

5. Planned Land Use: Rural Residential

6. Project Description: Modification and extension of Tentative Parcel Map 12398, a subdivision of one 36.57 acre parcel into 4 parcels (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a designated remainder of 30.88 acres) on existing Rural Residential zoned land in the City of Wasco.

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RESPONSIBLE AGENCIES

1) The applicant shall meet all requirements of the Kern County Public Health Services Department including:
   a. The applicant shall submit an updated “will serve” letter from the City of Wasco stating its intent and ability to provide potable water and sewer service to the proposed project.
Extension Request
Frank Sanchez - Tentative Parcel Map 12398

May 2, 2023

City of Wasco Planning Department
746 E Street,
Wasco, CA 93280

Dear City of Wasco Planning Department,

Project Description
The matter at hand is a request for an extension of Parcel Map 12398 to allow the creation of 4 parcels and 1 designated remainder. The existing lot APN#:487-030-20 to be split has an existing land use of farmland with one single family residence. Being a portion of the Southwest Quarter of the Northeast Quarter of the Fractional Section 1, Township 27 South, Range 24 East, Mount Diablo Meridian. Parcel 1 would have a net lot area of approximately 1.31 acres, designated use as single-family residential. Parcel 2 would have a net lot area of approximately 1.31 acres, designated use as single-family residential. Parcel 3 would have a net lot area of approximately 1.43 acres with an existing single-family residence. Parcel 4 would have a net lot area of approximately 1.31 acres, designated use as single-family residential. Designated Remainder would have a net lot area of 30.88 acres, designated use shall remain as farmland with trees. Additionally as shown on said map, there will be a 15 foot irrevocable offer of dedication on Gromer Avenue.

Image 1: Looking north at existing residence on parcel 3 along Gromer Avenue
Image 2: Looking east intersection of Gromer Avenue and Apricot avenue

Image 3: Looking west at intersection of Gromer Avenue and Apricot Avenue
CITY OF WASCO PLANNING COMMISSION
RESOLUTION NO. 21-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WASCO
APPROVING TENTATIVE PARCEL MAP 12398

WHEREAS, the applicant, Frank Sanchez., has submitted a request for a tentative parcel map; and

WHEREAS, Francisco and Marilu Sanchez are the owners of said real property, described as: APN 487-010-20; and

WHEREAS, the applicant’s request is to divide a 36.57 acre parcel into 4 parcels and a designated remainder, (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a 30.88 acre designated remainder), on existing Rural Residential zoned land in the City of Wasco.; and

WHEREAS, said application has been made in the form and manner prescribed by the City of Wasco Municipal Code and is on file with the Community Development Department and reference is hereby made thereto for further particulars; and,

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315; and,

WHEREAS, the Planning Commission, through its clerk, did set Monday February 8, 2021 at the hour of 6:00 p.m. via Zoom, pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, as the time and place for a public hearing on Tentative Parcel Map 12398; and,

WHEREAS, notice of public hearing was given in the manner provided in Title 17 of the Wasco Municipal Code and said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Community Development Department and all persons desiring were duly heard; and,

WHEREAS, the Planning Commission received both written and oral testimony on Tentative Parcel Map 12398.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wasco that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.

2. The request will not be detrimental to other properties in the vicinity.
3. This project will not have a significant impact on the environment.

4. The project will not be detrimental to the public health, safety, convenience and public welfare of the citizens of Wasco.

5. Tentative Parcel Map 12398, as shown in Attachment A, is hereby approved subject to the conditions of approval listed in Exhibit B.

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I HEREBY CERTIFY that the foregoing Resolution No. 21-01 was passed and adopted by the Planning Commission of the City of Wasco at a regular meeting thereof held on February 8, 2021 by the following vote:

PLANNING COMMISSION MEMBERS:
AYES: Hight, Clendenen, Rueda, Ward
NOES: 
ABSTAIN: 
ABSENT: Holtermann

Attest: 2/10/2021

Chair of the City of Wasco Planning Commission

DEPUTY CITY CLERK
RESOLUTION 21-01 EXHIBIT B

CITY OF WASCO
COMMUNITY DEVELOPMENT DEPARTMENT

Parcel Map 12398
CONDITIONS OF APPROVAL
February 8, 2021

PART A - PROJECT INFORMATION

1. Assessor’s Parcel No: 487-010-20

2. Job Address: 1100 Gromer Avenue

3. Street Location: The project site is located north of Gromer Avenue between Annin Street and Griffith Street.

4. Zoning: RR (Rural Residential)

5. Planned Land Use: Rural Residential

6. Project Description: A subdivision of one 36.57 acre parcel into 4 parcels (1.31 acres, 1.31 acres, 1.43 acres, 1.31 acres and a designated remainder of 30.88 acres) on existing Rural Residential zoned land in the City of Wasco.

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The conditions of approval are based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Conditions of approval may be appealed within ten (10) calendar days from the date of approval. However, conditions based on the City of Wasco Municipal Code are mandatory and may be modified only by variance, provided the findings pursuant to Wasco Municipal Code Section 17.72 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.
GENERAL CONDITIONS AND REQUIREMENTS

1) The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Wasco, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Parcel Map 12398, at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City’s reasonable approvals. The applicant shall also reimburse the City, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorneys’ fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant of their obligations under this condition.

2) This Tentative Parcel Map shall expire twenty four (24) months from the date of approval by the Planning Commission, unless an extension is requested and granted by the City of Wasco Planning Commission pursuant to the requirements of the City of Wasco Subdivision Ordinance and State of California Subdivision Map.

3) The final map shall be revised to include full dedication of Armin Avenue to the City of Wasco 30’ from centerline as per City of Wasco Local Street Standards.

4) Submittal and filing of improvement plans and the Final Map shall comply with all requirements of Chapter 16.20 of the City of Wasco Municipal Code and the Subdivision Map Act including but not limited to entering in to a subdivision improvement agreement and provision of financial security.

5) The subdivider, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the office of the Finance Director, and Public Works Director and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Wasco.

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7) The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.
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9) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days
of recordation of the parcel map shall be submitted to the Advisory Agency.

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Wasco prior to recordation of the final map.

11) The parcel map must contain an owners' statement, signed and acknowledged by all persons having
any right, title, or interest in and to the property being divided. A request for the waiver of the
signatures of parties owning rights-of-way, easements, or interests which cannot ripen into fee must
also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act.
Owner's statement may be recorded on a separate document rather than appear on the map,
provided the recording information appears on the map.

12) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility
owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by
certified mail of the division of the property. The Advisory Agency will require a letter from these
parties stating that the development will not unreasonably interfere with the free and complete
exercise of the right-of-way or easement within the boundaries of this development.

13) In accordance with Section 66434.2 of the Subdivision Map Act, information required by the
conditions of approval shall be in the form of an additional map sheet.

14) The developer’s engineer shall provide copies of approved final map and improvement plan
documents in digital form to City Staff prior to recordation of the map.

15) The following disclosure shall be given as part of the transfer of ownership of any lot within the
tract: “If your real property is near property used for agricultural operations, you may be subject to
inconveniences or discomforts arising from such operations on any 24-hour basis. Said discomforts
may include, but not be limited to equipment noises, odors from manure or other chemicals, and
dust or smoke. Pursuant to California Civil Code Section 3482.5, typical agricultural activities shall
not be considered a nuisance except as otherwise provided in that Civil Code Section.”

16) Installation of all improvements shall be completed or bonded for prior to recordation of the map.
The recording of any map shall be in accordance with the Subdivision Map Act and the Wasco
Municipal Code.

17) The developer shall be required to obtain all necessary permits from agencies having jurisdiction
over the property being developed.
DEVELOPMENT STANDARDS

1) Any structures including but not limited to fencing and concrete that may be in the new right of way on Gromer shall be removed and or relocated prior to recordation of the final map.

2) The applicant shall comply with the latest California Building and Development codes as adopted by the City of Wasco, the current City of Wasco Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

3) All public improvements shall conform to the City of Wasco Improvement Standards. Improvement plans and associated fees shall be submitted to the City of Wasco for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:

   a. Street plans for the entire frontage along Gromer Avenue including frontage along the designated remainder. Street plans shall show full street improvements to City Standards to centerline including curb, gutter and sidewalk in accordance with ADA and City Standards. An additional 15 feet of right of way shall be dedicated for Gromer Avenue for a total of 45 feet from centerline.

   b. Water and sewer plans to serve all lots including laterals to each lot. Private sewers will not be permitted.

   c. Street light plans including underground electrical plans and showing power connection to the street lights in pull boxes. Street light locations as determined and approved by the City of Wasco Public Works Department shall be shown on the improvement plans.

   d. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a “Notice of Intent” (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

4) All public improvements shall be installed or bonded for prior to recordation of the map or security as deemed sufficient by the City shall be provided in accordance with the Subdivision Map Act, the City of Wasco Subdivision Ordinance and a Subdivision Improvement Agreement approved by the City Council.

5) The developer shall provide the City of Wasco with “can and will serve” letters from utility companies that will provide services to the proposed subdivision.

6) Prior to acceptance of street lights for maintenance, the lights shall be tested to the satisfaction of the City/utility company with a power source provided by the contractor. The City of Wasco will own the poles and PG&E will provide the electricity. The developer shall be fully responsible for paying
the cost of the electricity for the street lights until such time as the improvements are accepted by the City Council.

7) All storm water including storm water from the new street frontage shall be retained on site. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot.

8) WELCO compliant landscape and irrigation plans will be required for all proposed landscaping on each lot.

9) The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of Wasco Standards and City Engineer.

10) The developer shall maintain the entire project, including adjacent streets in a dust free condition at all times. This condition applies at all times including weekends, evenings and night time hours. A track out system approved by the City Engineer and compliant with San Joaquin Valley Air Pollution Control District shall be required during construction operations. Regular maintenance of the trackout system as well as cleanup of soil from the public roadways shall be required, if deemed necessary by the City of Wasco Public Works Director.

11) All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer in the Development Standards.

12) Street pavement sections shall be engineered based on R values provided by the developer’s engineer and as approved by the City Engineer.

13) Property lines shall be marked with a chiseled line on the top of curb for all lot property lines. The location of all sewer laterals shall be marked on top of curb with the letter “S”.

14) All new utilities shall be provided with underground services.

15) The developer is responsible for following all Inspection and testing requirements in accordance with City of Wasco ordinances and as determined by the City Engineer.

16) Any damaged private or public improvements shall be removed and replaced at the developer’s expense in the manner directed by the City Engineer, before final acceptance.

17) At the time that the improvement work has been satisfactorily completed and approved, before filing the notice of completion, the developer shall submit a complete digital set of as-built improvement plans capable of being reproduced. Such plans shall clearly show any changes that were made during construction.

18) No final inspections for any building permits shall be approved until all required improvements have been completed by the developer and formally accepted by the City Council and all fees have been paid.
RESPONSIBLE AGENCIES

1) The applicant shall meet all requirements of the Kern County Public Health Services Department including:
   a. The applicant shall submit an updated "will serve" letter from the City of Wasco stating its intent and ability to provide potable water and sewer service to the proposed project.