

# Zone Change No. PZC 22-012 & Tentative Subdivision Map No. TSM 23-001 (Sarjit S. Malli / 4-Creeks, Inc.)



Board of Supervisors  
October 24, 2023

Presented by the  
Tulare County Resource Management Agency

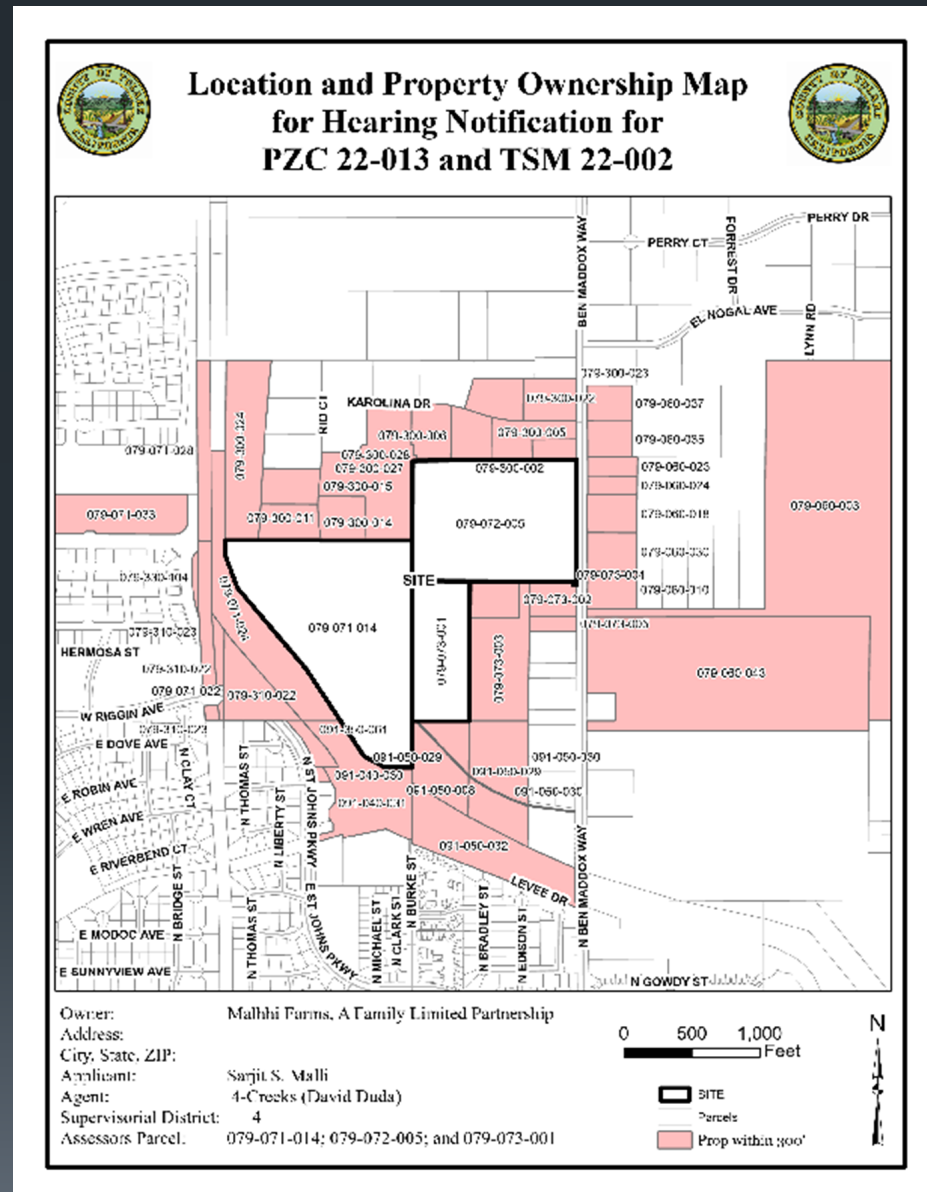


# Overview

- PZC 22-012 proposes to change the zone from AE-20 (Exclusive Agriculture – 20 Acre Minimum) and R-A-100 (Rural Residential 100,000 Square Foot Minimum) to R-A-43 (Rural Residential – 43,000 Square Foot Minimum).
- Tentative Subdivision Map No. TSM 22-002 proposes to subdivide 67.59-acres (APNs: 079-071-014, 079-072-005, and 079-073-001) into 35 parcels. A final map is required.
- Agent: 4-Creeks (David Duda), 324 S. Santa Fe Street, Suite A, Visalia, CA 93292
- The project is located on the west side of Road 132, north of St Johns River, Visalia, CA (APNs: 079-071-014; 079-072-005; 079-073-001).

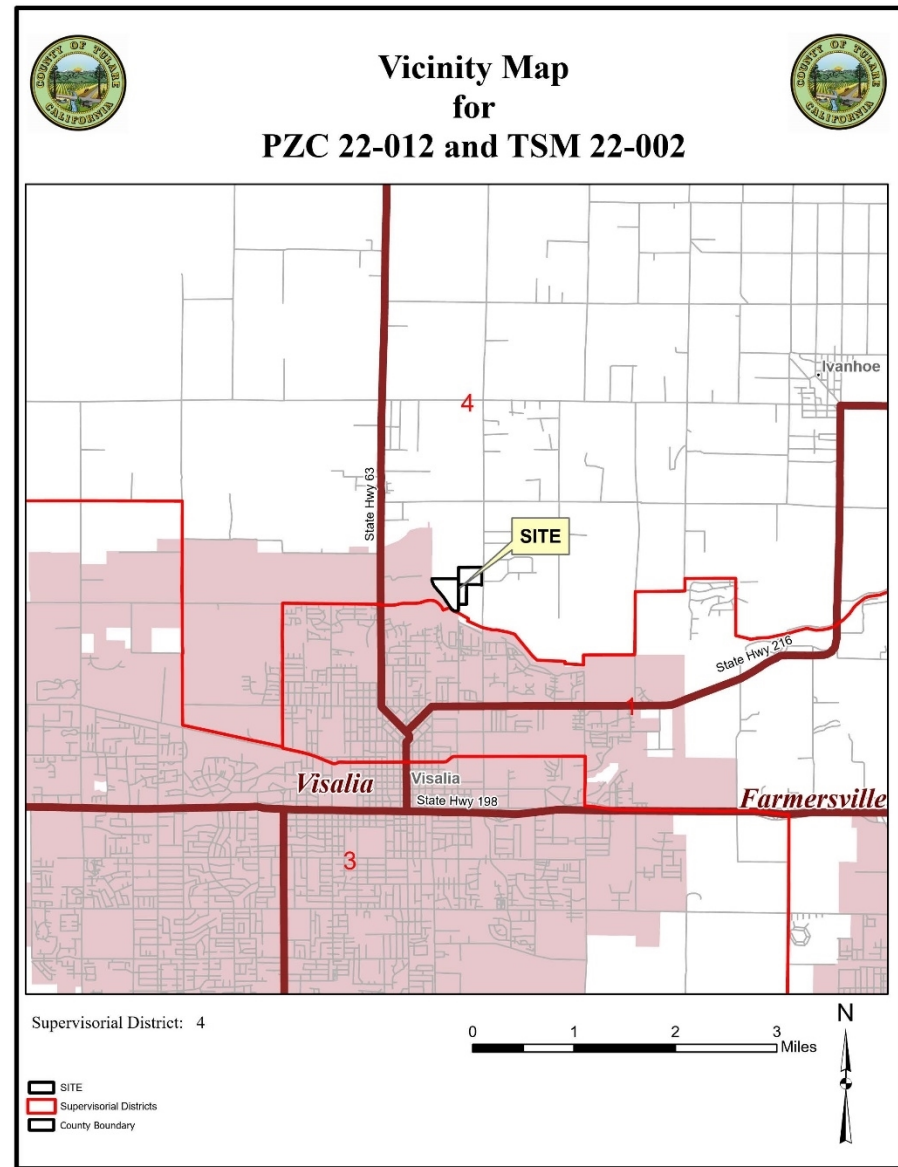
# Hearing Notification Map

The public hearing notice was mailed to surrounding property owners and published in the Sun-Gazette on October 11, 2023.



# Vicinity Map

The project is located on the west side of Road 132, north of St Johns River, Visalia, CA (APNs: 079-071-014; 079-072-005; 079-073-001).





# Aerial Photograph

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# General Plan Consistency

The project site is located within the Visalia Urban Area Boundary (“UAB”) and the Land Use Designation is “Rural Residential.” If a PZC is approved, changing the Zone from the AE-20 (Exclusive Agriculture, 20-Acre Minimum) Zone and R-A-100 (Rural Residential with a 100,000 square foot minimum) Zone to R-A-43 (Rural Residential with a 43,000 square foot minimum) Zone, then the proposed project would be consistent with relevant policies of the Tulare County General Plan.

The proposed project is consistent with Attachment #1 of The City of Visalia and Tulare County MOU, dated November 19, 2012. Specifically, UAB Provision No. 2 states that any future development project is subject to the Rural Valley Lands Plan (RVLP) and subject to PF 4.19 and 4.21 with exceptions listed in PF 4.18 of the TCGP.

The proposed project is consistent with PF-4.19 because the RVLP is only advisory within County Adopted City Urban Area Boundaries (CACUABs). In addition, none of the exceptions listed in PF-4.18 would be applicable to the proposed project. Therefore, a RVLP analysis is not required.

# Zoning Consistency

The property is currently in the AE-20 (Exclusive Agriculture, 20-Acre Minimum) Zone and R-A-100 (Rural Residential with a 100,000 square foot minimum). The existing Zones would need to change to the R-A-43 (Rural Residential with a 43,000 square foot minimum) Zone in order for the proposed project to be consistent.

## Williamson Act

To accommodate the proposed Project, a Williamson Act Partial Non-Renewal (WAN 22-018) was approved by the Tulare County Board of Supervisors (Board) on February 7, 2023, when Resolution No. 2023-0118 was adopted and a Williamson Act Cancellation (WAC 22-005) was approved by the Board on April 4, 2023, when Resolution No. 2023-0272 was adopted.

## Consultation

A Project Review – Consultation Notice was sent to the RMA Building Division, Code Compliance, Environmental Planning, the Tulare County Public Works/Engineering Department, the Tulare County Fire Department, Environmental Health, and Assessor.

AE-20 (Exclusive Agriculture, 20-Acre Minimum) Zone and R-A-100 (Rural Residential with a 100,000 square foot minimum) Zone

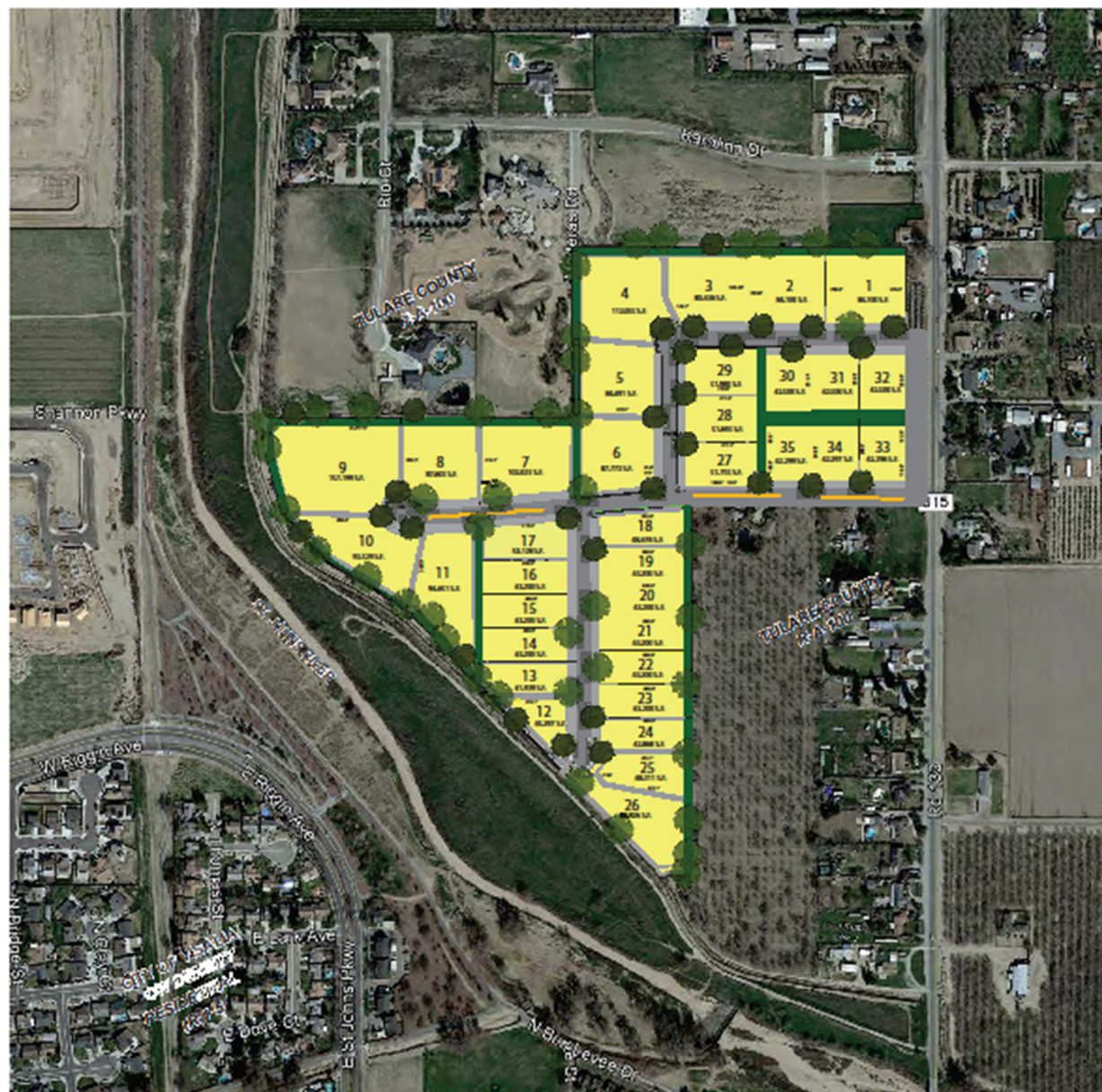




# R-2-MU (Two-Family Residential with a Mixed- Use Overlay Combining) Zone



# Site Plan



## OakCreek Estates

OakCreek Estates is a fine, large lot living area near the City of Visalia. The neighborhood is a short distance to shopping, dining, and all other amenities Visalia offers. The quiet subdivision consists of 35 parcels of varying large sizes on 67.60 acres in Tulare County.



VICINITY MAP

Prepared for:

Prepared by:

Mallin Investments, LLC  
9201 Avenue 272  
Visalia, CA 93277  
TEL: 559.730.1513



4CREEKS

324 S. Santa Fe Street, STE. A  
P.O. BOX 7593  
VISALIA, CA 93291  
TEL: 559.802.3052  
FAX: 559.802.3215



## That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt the Initial Study/Mitigated Negative Declaration for Zone Change No. PZC 22-012 & Tentative Subdivision Map No. TSM 22-002 consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines pursuant to § 21082.1 of CEQA and §15070 to § 15075, as set forth in Planning Commission Resolution No. 10124.
3. Adopt the findings of approval, as set forth in Planning Commission Resolution No. 10125, and approve Zone Change No. PZC 22-012.
4. Adopt an ordinance amending Paragraph B of Section 3 of Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 22-012 to change the zone district from the AE-20 (Exclusive Agriculture – 20 Acre Minimum) and R-A-100 (Rural Residential 100,000 Square Foot Minimum) to R-A-43 (Rural Residential – 43,000 Square Foot Minimum) for Assessor's Parcel Numbers ("APNs"): 079-071-014, 079-072-005, and 079-073-001 on property located on the west side of Road 132, north of St Johns River, Visalia, CA.



5. Find that this ordinance by statute can only be passed after notice and a public hearing, so it is exempt from the usual requirements that an ordinance be read in full and adopted over two regular meetings.
6. Direct the Clerk of the Board to publish the full text of the adopted Ordinance and Amended Zoning Map for PZC 22-012, as required by law.
7. Adopt the findings of approval, as set forth in Planning Commission Resolution No. 10126, and approve Tentative Subdivision Map No. TSM 22-002.