



Resource Management Agency

COUNTY OF TULARE AGENDA ITEM

BOARD OF SUPERVISORS

LARRY MICARI
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

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District Five

AGENDA DATE: October 24, 2023 – REVISED

Public Hearing Required	Yes
Scheduled Public Hearing w/Clerk	Yes
Published Notice Required	Yes
Advertised Published Notice	Yes
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	N/A

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010

SUBJECT: Amendment to Tulare County Zoning Ordinance No. 352 for Change of Zone No. PZC 22-012 and Tentative Subdivision Map No. TSM 22-002 (Sarjit S. Malli/Oak Creek Estates Subdivision)

REQUEST(S):

That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt a Mitigated Negative Declaration pertaining to 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, specifically PRC § 21082.1 and 14 CCR §§ 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 the findings of approval, as set forth in Planning Commission Resolution No. 10126, and approve Tentative Subdivision Map No. TSM 22-002.
5. 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.
6. 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.

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7. 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.

SUMMARY:

The Tulare County Resource Management Agency (RMA) has received a request from Sarjit S. Malli (Applicant) to change the zone district 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. 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). A final map is required. The project area is located within the Visalia Urban Area Boundary (UAB), and the Land Use Designation is “Rural Residential.”

ENVIRONMENTAL SUMMARY:

An Initial Study/Mitigated Negative Declaration (IS/MND) has been completed for this project. This project will not have a significant effect on the environment with mitigation and has been determined to be consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines pursuant to § 21082.1 of CEQA and §15070 to § 15075 of the CEQA Guidelines. The IS/MND can be found at: <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/visalia-ranch-at-st-johns/>

ENTITLEMENT(S):

The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.

GENERAL PLAN CONSISTENCY:

The project area is located within the Visalia Urban Area Boundary (UAB), and the Land Use Designation is “Valley Agriculture.” The City of Visalia commented during the Project Review Committee that they would be satisfied with a mixed-use zone on this property. The RVLP checklist was conducted and concluded that the parcel would receive eight (8) RVLP points.

ZONING CONSISTENCY:

If the proposed change 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) is approved, then the project will be consistent with the Tulare County Zoning Ordinance.

FISCAL IMPACT/FINANCING:

No Net County Cost to the General Fund. The Applicant cost for a Zone Change was an initial deposit of \$6,451 to the RMA. Additional fees of \$115 per hour are charged if the actual cost of processing the Zone Change application exceeds the deposit. The Applicant cost for a Tentative Subdivision Map was an initial deposit of \$9,042.25 to the RMA. Additional fees of \$115 per hour are charged if the actual cost of processing the

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Tentative Subdivision Map application exceeds the deposit. CEQA documentation and compliance for the project is also charged at a full cost recovery basis.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the "Economic Well Being Initiative – to promote economic development opportunities, effective growth management and a quality standard of living." The requested Zone Change and Tentative Subdivision Map helps encourage growth consistent with the County General Plan.

ADMINISTRATIVE SIGN-OFF:

/s/ Aaron R. Bock

Aaron R. Bock, MCRP, JD, LEED AP
Assistant Director - Economic Development & Planning

/s/ Michael Washam

Michael Washam, A.C.E.
Associate Director

/s/ Reed Schenke

Reed Schenke, P.E.
Director

Cc: County Administrative Office

Attachment No. 1 Zoning Ordinance and Zoning Map
Attachment No. 2 Copy of Planning Commission Resolution Numbers 10124, 10125, and 10126
Attachment No. 3 Notices
Attachment No. 4 Notice of Determination