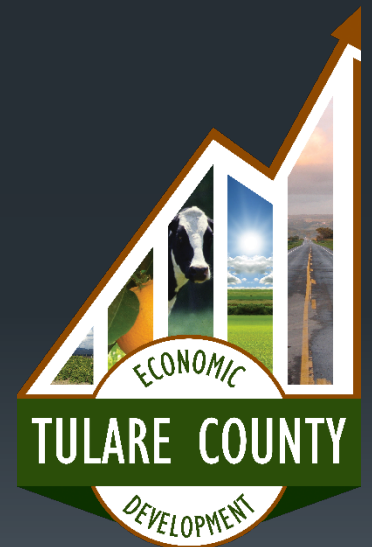


General Plan Amendment No. GPA 20-007
Zone Change No. PZC 20-002
Tentative Subdivision Map No. TSM 20-001
(Gamaliel (Gil) Aguilar/
Jesus Gutierrez, Skylab Residential Designs Inc.)



Board of Supervisors
July 21, 2020

Presented by the
Tulare County Resource Management Agency



Overview

- Agent: Jesus Gutierrez, Skylab Residential Designs, Inc.
- Location: 13198 Avenue 232, on the north side of the intersection of Avenue 232 (State Hwy. 137) and Road 132, east of Tulare.
- On May 13, 2020, the Planning Commission recommended that the Board approve GPA 20-007 (PC Resolution 9731), approve PZC 20-002 (PC Resolution 9732), and approve TSM 20-001 (PC Resolution 9733).
- The Resource Management Agency (RMA) proposes to expand the Hamlet Development Boundary (HDB) of East Tulare Villa Hamlet northward and encompass approximately 79 acres and to change the County's land use designation on approximately 79 acres from "Valley Agriculture" to "Mixed Use".
- PZC 20-002 proposes to change the zone district on one 12-acre parcel from Exclusive Agriculture – 40 acre minimum (AE-40) to Rural Residential – 87,000 sq. ft. minimum (R-A-87).
- TSM 20-001 proposes to subdivide the 12-acre parcel into six (6) two (2.0) acre lots.

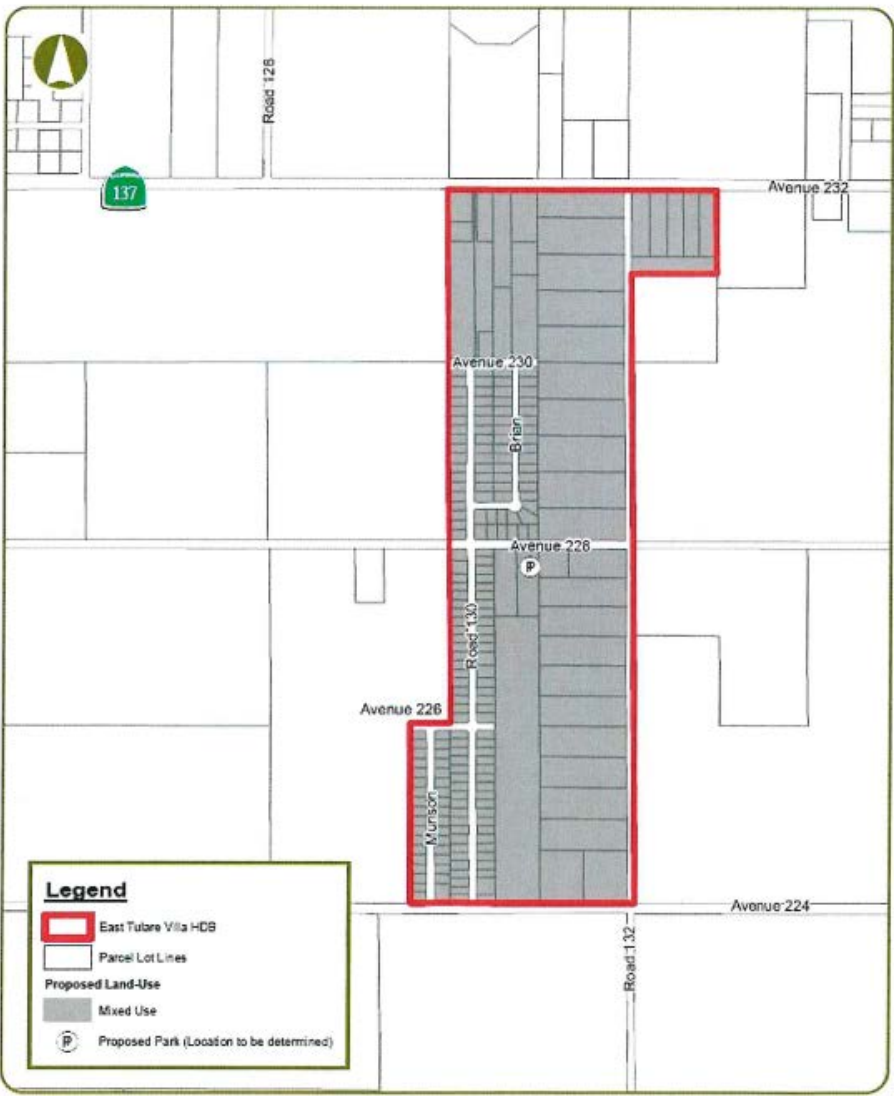
General Plan Consistency

PF-3.2 Modification of HDB - Hamlet

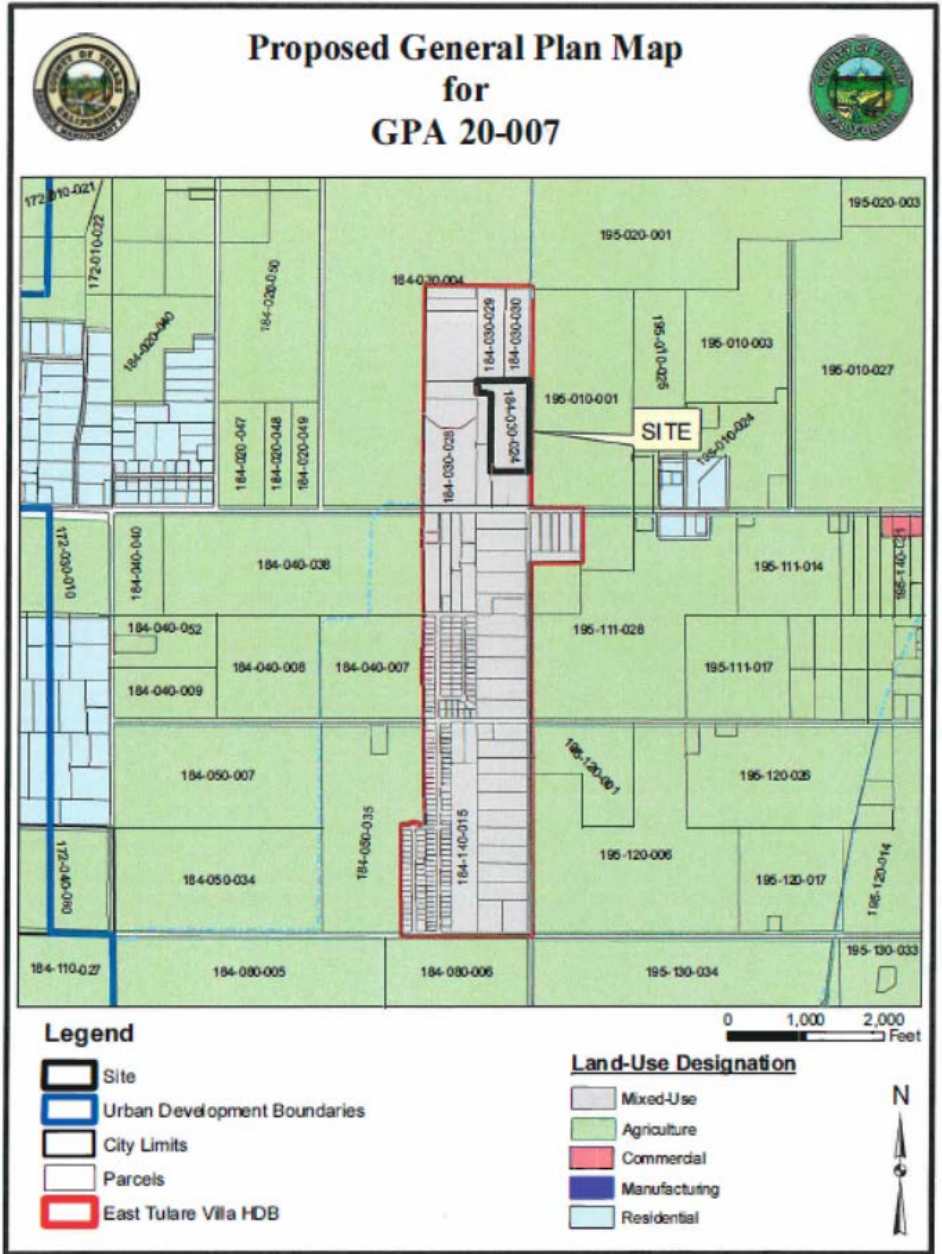
The County may consider modification of a HDB under any of the following circumstances:

1. All HDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
2. A request for expansion can be applied for as part of a subdivision or specific plan proposal, or at the request of a special district or Hamlet. A request for expansion of the HDB can be applied for as part of a General Plan Amendment to the Land Use Diagram

General Plan Amendment

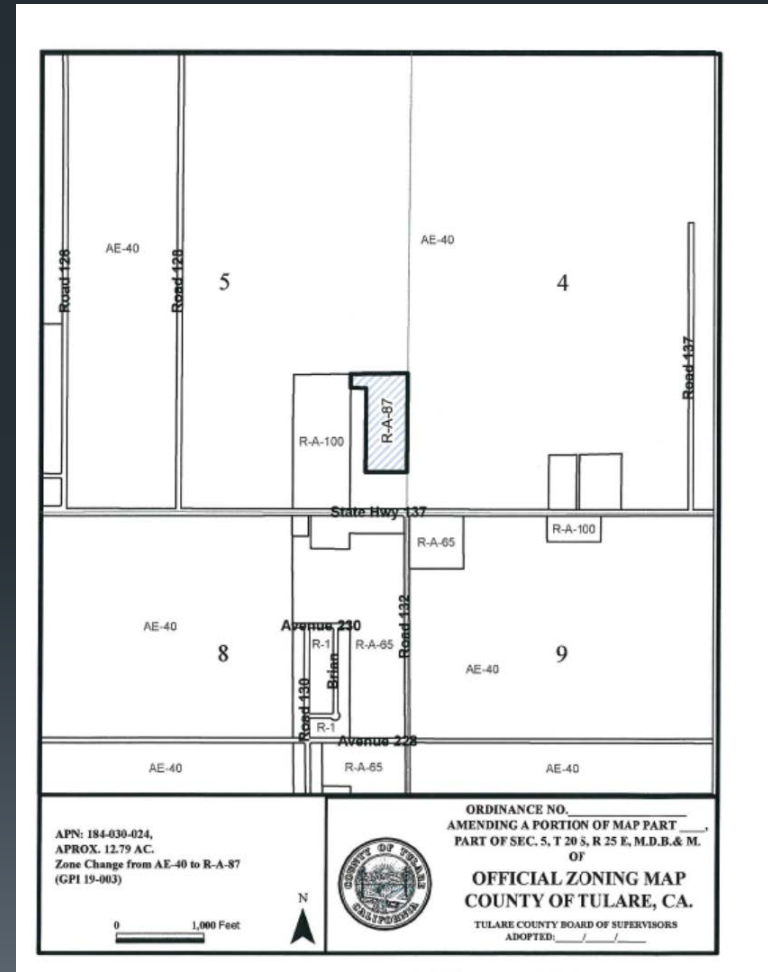
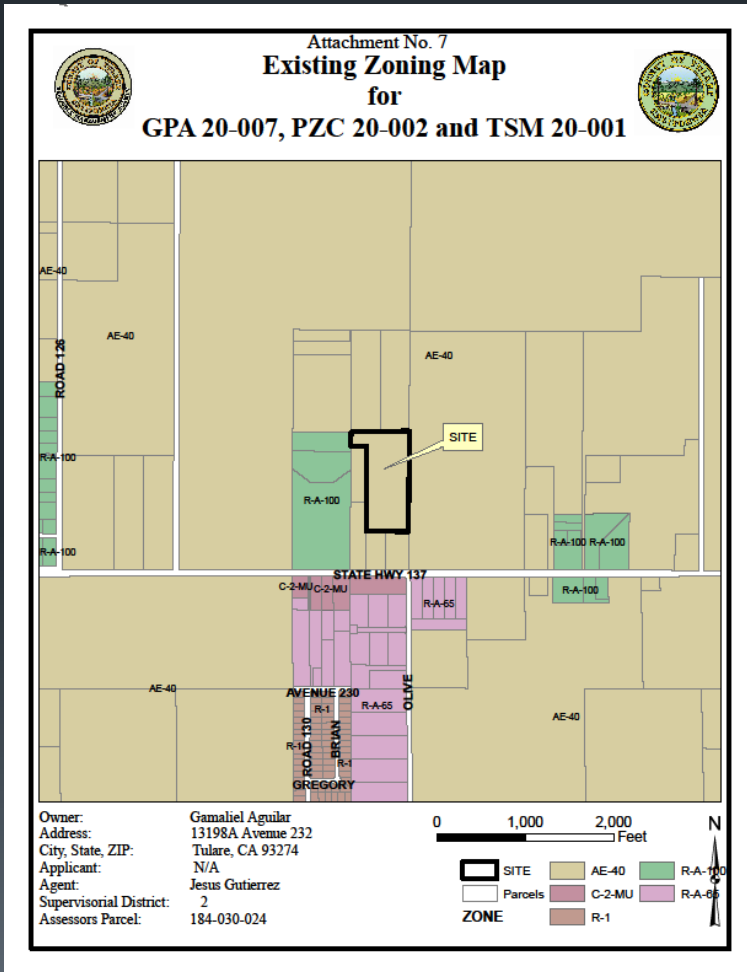


0 500 1,000 Feet
East Tulare Villa Proposed Land-Use Figure 11



Zoning Consistency

Currently, the parcel is zoned AE-40 (Exclusive Agriculture – 40 acre minimum). The proposed zone is R-A-87 (Rural Residential – 87,000 sq. ft. minimum).



Site Plan

TENTATIVE SUB-DIVISION MAP - 2 AC. MIN.

OWNER/APPLICANT: GAMALIEL AGUILAR
17198A AVE. 232
TULARE CA. 93274
559-318-7685

SITE ADDRESS: 17198A AVE. 232
TULARE CA. 93274

A.P.N.: 184480-024
PARCEL SIZE: 12.79 AC.

FLOOD ZONE: "X"

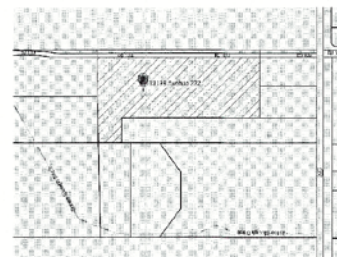
EXIST. ZONING: AU-40

PROPOSED ZONING: RA (2 AC. MIN.)

WILLIAMS ACT: NO

PROPOSED UTILITIES:

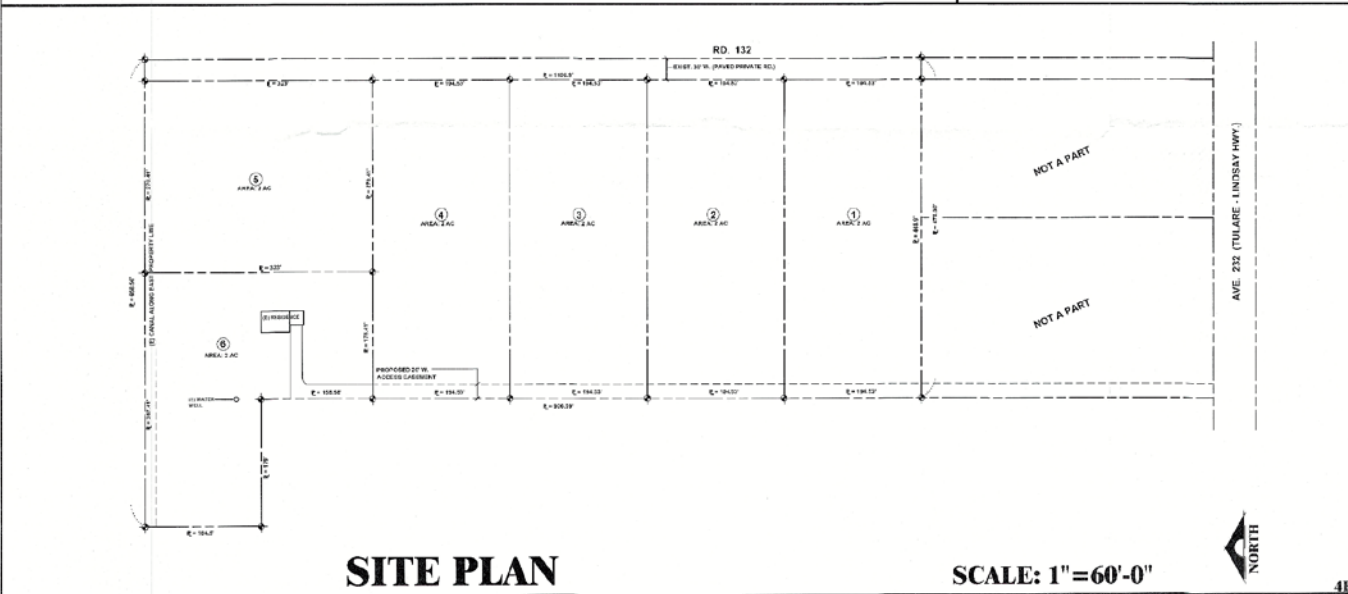
SEWER: SEPTIC SYSTEMS
WATER: INDIVIDUAL WELLS
POWER: FEESION
GAS: PROPANE
SOLID WASTE:



VICINITY MAP N.T.S.



SKULOP Engineering, Inc.
17198A AVE. 232
TULARE, CA. 93274
559-318-7685
www.skulop.com



SITE PLAN

SCALE: 1"=60'-0"



REGULATIONS
REVISED 4-30-2019

GAMALIEL AGUILAR
17198A AVE. 232 TULARE CA. 93274

DATE: 04-29-2019
DRAWN BY: J.C.
CHECKED BY: J.C.
SCALE: AS NOTED
JOB #:
DRAWN:

DO NOT SCALE

Access to Proposed Parcel Numbers 1 through 5 is direct to Road 132. A Caltrans comment required the access to Proposed Parcel No. 6 will have to be revised to an access easement to Road 132.

That the Board of Supervisors:

- (1) Hold a Public Hearing.
- (2) Adopt the Planning Commission's recommendations and findings of approval for General Plan Amendment No. GPA 20-007, Change of Zone No. PZC 20-002 and Tentative Subdivision Map No. TSM 20-001 to change the zone district on one 12-acre parcel from Exclusive Agriculture – 40 acre minimum (AE-40) to Rural Residential – 87,000 sq. ft. minimum (R-A-87) , east of Tulare, as set forth in Planning Commission Resolutions No. 9731, 9731, and 9733.
- (3) Accept the Categorical Exemption as the appropriate environmental determination consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures.
- (4) Direct the Clerk of the Board to publish the adopted Ordinance and Amended Zoning Map for PZC 20-002.