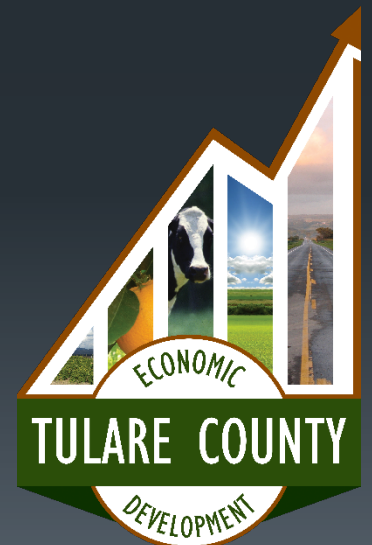


Tentative Subdivision Map No. TSM 20-002 Smee Homes, Inc./Forester, Weber & Associates, LLC



Board of Supervisors
August 11, 2020

Presented by the
Tulare County Resource Management Agency



Overview

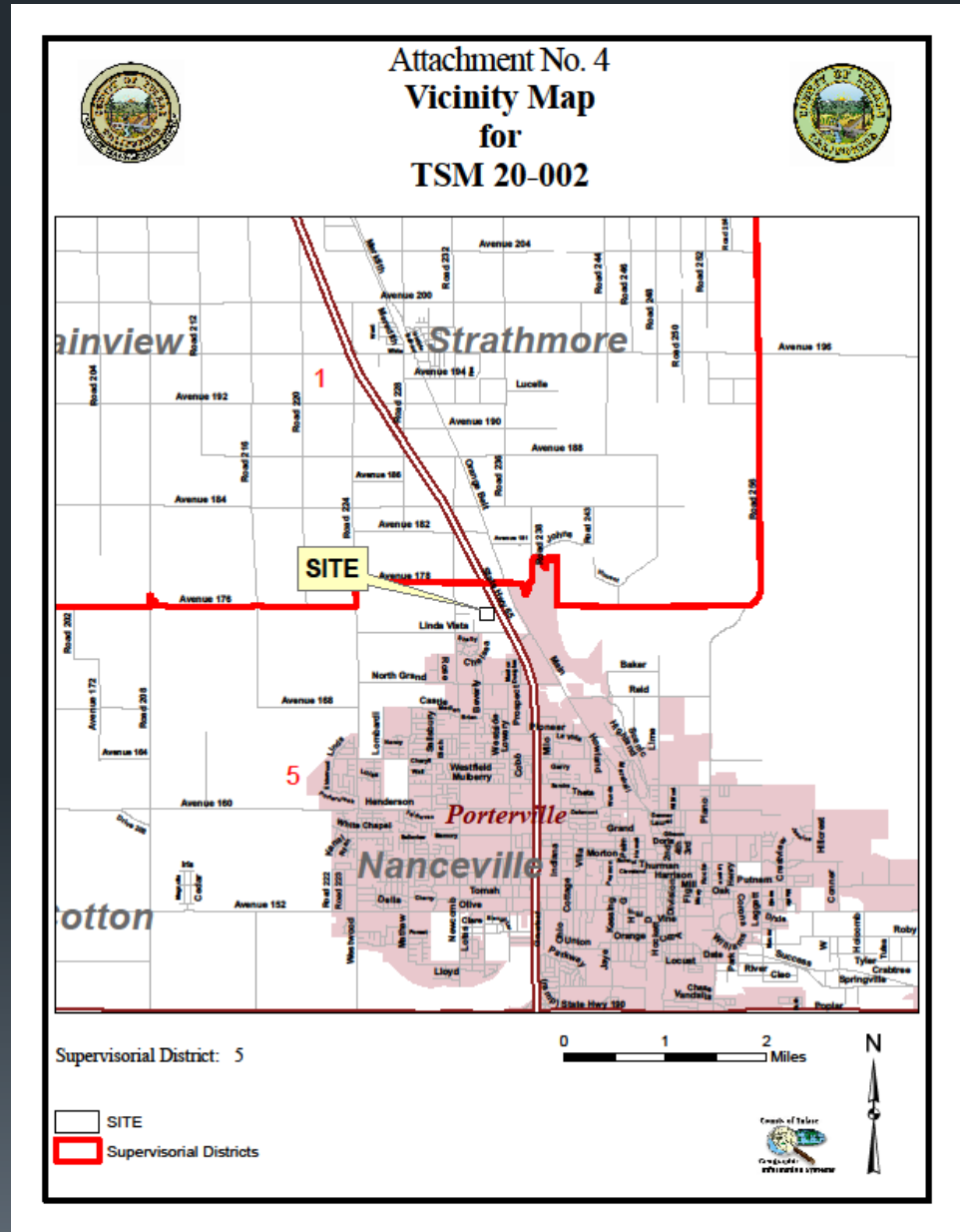
- On July 8, 2020, the Planning Commission adopted Resolution No. 9747 recommending that the Board approve a Categorical Exemption and conditionally approve TSM 20-002.
- TSM 20-002 proposes to subdivide 10.04 acres into eight (8) parcels that range in size from 49,155 to 52,776 square feet, located in the Rural Residential – 43,000 square foot minimum (R-A-43) Zone.
- Agent: Forester, Weber & Associates, LLC
- Location: The Project site is located approximately 634 feet north of Linda Vista Avenue and approximately 700 feet east of Dillon Court, north of the City of Porterville (APN: 243-150-087).
- An exception has been requested from the requirement to install curbs and gutters. An exception has also been requested exceed the 660-foot maximum length of a cul-de-sac in non-mountainous areas. A final map is required.

Vicinity Map

The Project site is located approximately 634 feet north of Linda Vista Avenue and approximately 700 feet east of Dillon Court, north of the City of Porterville (APN: 243-150-087).

Consultation

The Tulare County Public Works/Engineering Branch, Assessor, Environmental Health Services Division, Fire Department, the City of Porterville, and Caltrans have responded to a consultation request sent on April 29, 2020.



Site Location

The site is approximately 10.04-acres in size, vacant and level, and is not currently under cultivation.



General Plan and Zoning Consistency

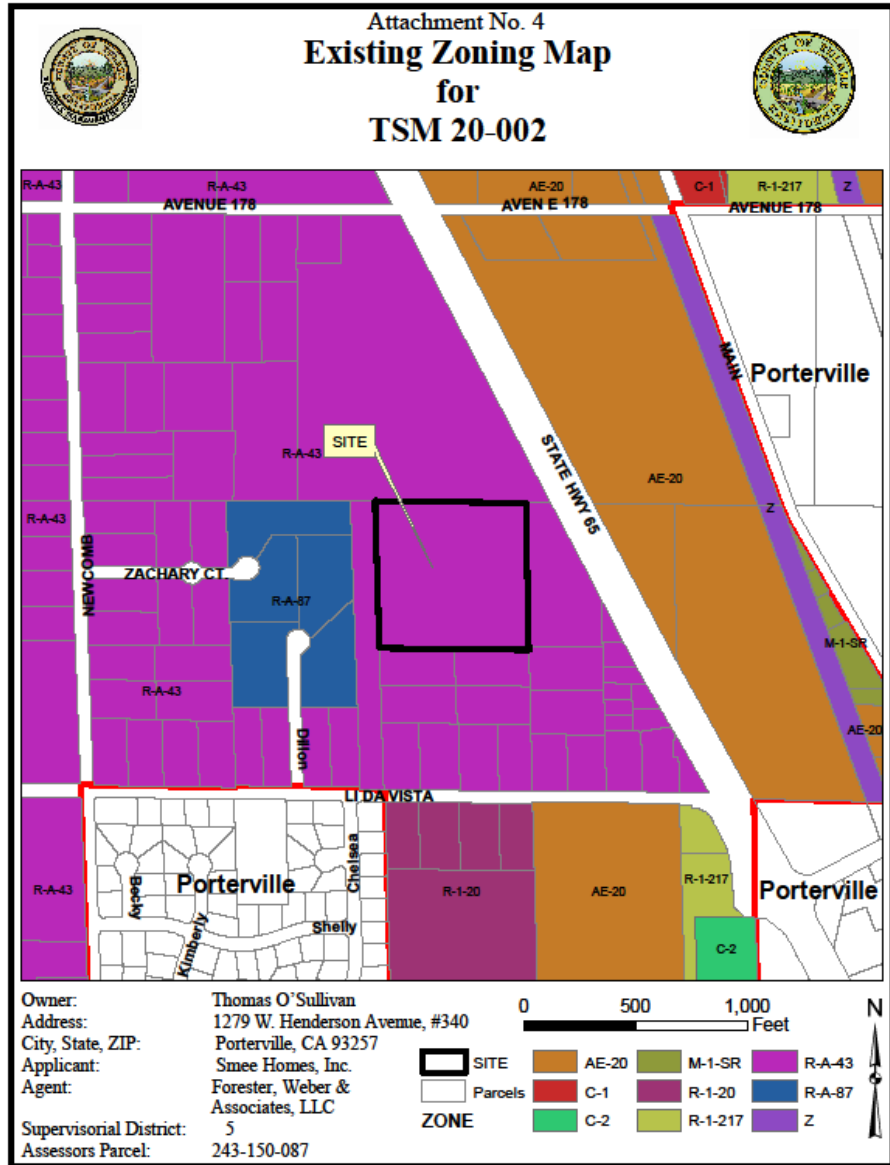
Consistent with PF-4.19, new development in a city's UAB would be subject to adopted plan lines and setback standards. Where small "stand-alone" nonurban projects are proposed... apply City utility and street master plan setbacks. Therefore, the project is not a small "stand-alone" nonurban project and the County is required to apply the City's Standards and Designations if the City wanted to provide water, but can't since it does not want to annex. City said they would not stand in way of project.

Zoning Consistency

The subject site is zoned R-A-43. The Rural Residential Zone is intended for one-family dwellings of a permanent character. Growing and harvesting of field crops and the raising of farm animals.

Boundaries and Zoning Map

Rural Residential –
43,000 square foot
minimum (R-A-43)
Zone





TSM 20-002
Smee Homes, Inc.

Legend



Google Earth

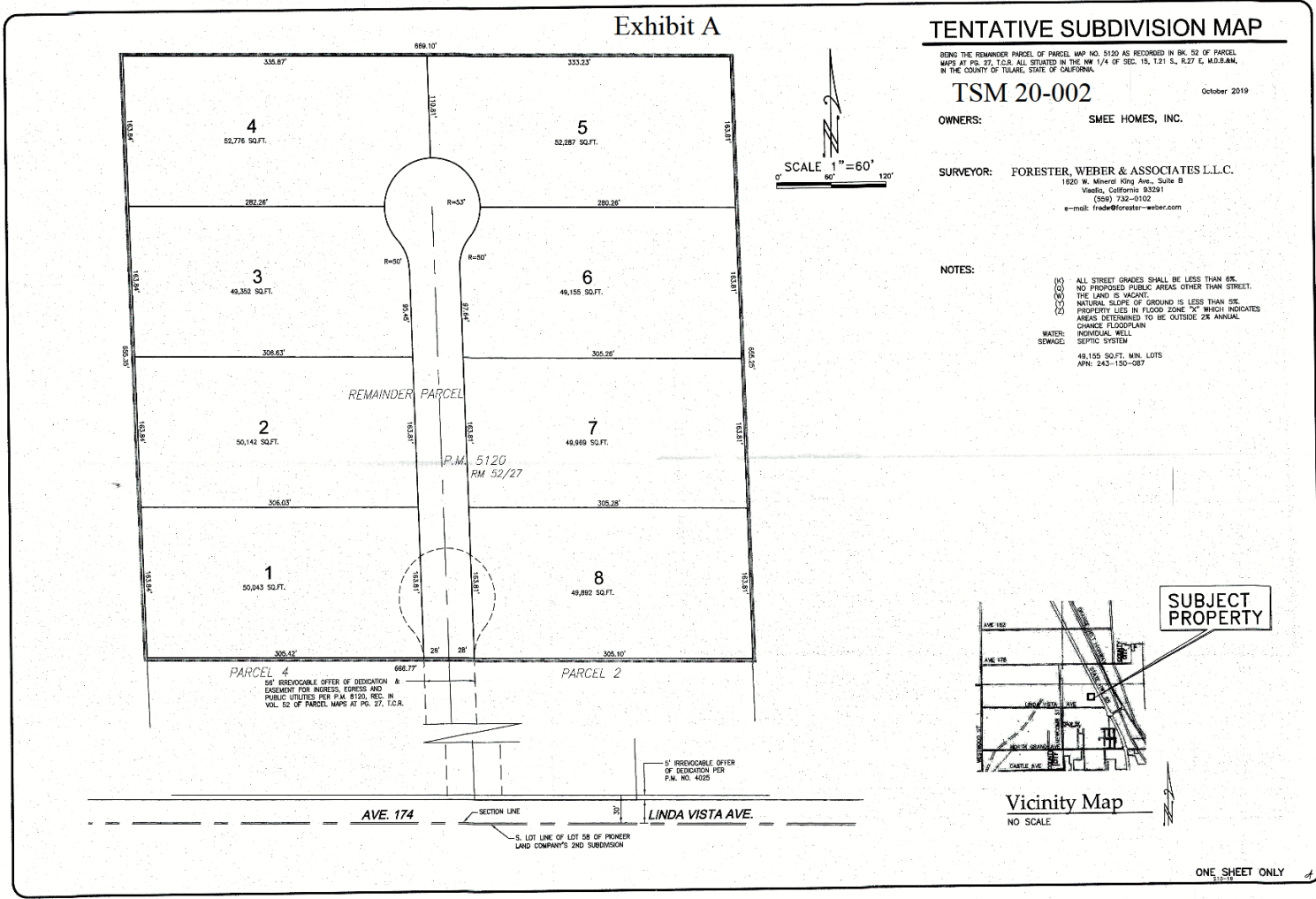
© 2020 Google



700 ft

Site Plan

The site has access to Linda Vista Avenue, via an existing 60 foot wide private road that is paved. Linda Vista Avenue is a County maintained road.



That the Board of Supervisors:

- (1) Hold a public hearing at 9:30 am or shortly thereafter.
- (2) Adopt the Planning Commission's recommendations and findings of approval and approve Tentative Subdivision Map No. TSM 20-002 to subdivide 10.04 acres into eight (8) parcels that range in size from 49,155 to 52,776 square feet, located in the Rural Residential - 43,000 square foot minimum (R-A-43) Zone, with two exceptions for length of cul-de-sac and gutter requirements, located approximately 634 feet north of Linda Vista Avenue and approximately 700 feet east of Dillon Court, north of the City of Porterville, as set forth in Planning Commission Resolution No. 9747.
- (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 Environmental Assessment Officer, or designee, of the Tulare County Resource Management Agency to file a Notice of Exemption with the Tulare County Clerk.