

Item 12.1- Public Hearing

Resolution No. 23-14:

- a. Adopting an Initial Study/Mitigated Negative Declaration (ISMND)
- b. Approving Planned Unit Development (PUD) No. 2023-01
- c. Approving Tentative Subdivision Map Tract (TSM) 6250

Tentative Parcel Map (By-Right, with Council Approval)

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graph TD; A[Tentative Parcel Map (By-Right, with Council Approval)] --> B[Final Parcel Map (City Services Director Approval/City Engineer/City Surveyor)]; B --> C[Tentative Subdivision Map (City Council Approval)]; C --> D[Final Subdivision Map (City Council Approval)];
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The diagram is a vertical flowchart with four orange rounded rectangular boxes. Each box is connected to the one below it by a downward-pointing arrow. The boxes are arranged in a descending staircase pattern from top-left to bottom-right. The text inside each box is white. The background is white with a solid orange bar at the bottom.

Final Parcel Map (City Services Director Approval/City Engineer/City Surveyor)

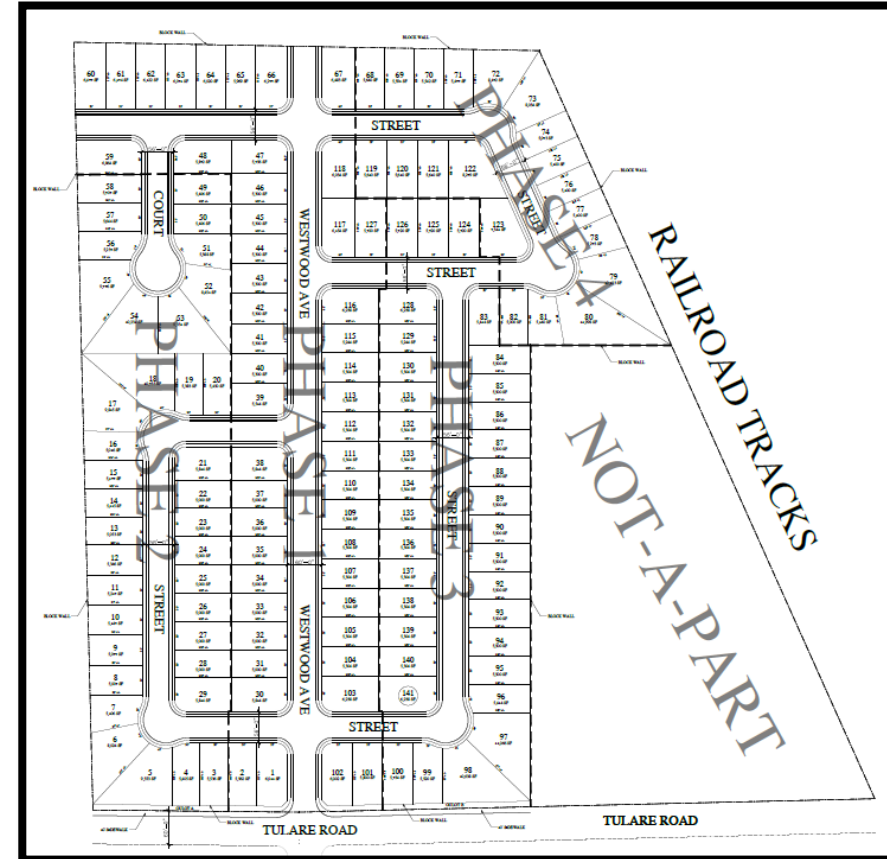
Tentative Subdivision Map (City Council Approval)

Final Subdivision Map (City Council Approval)

PARCEL



SUBDIVISION

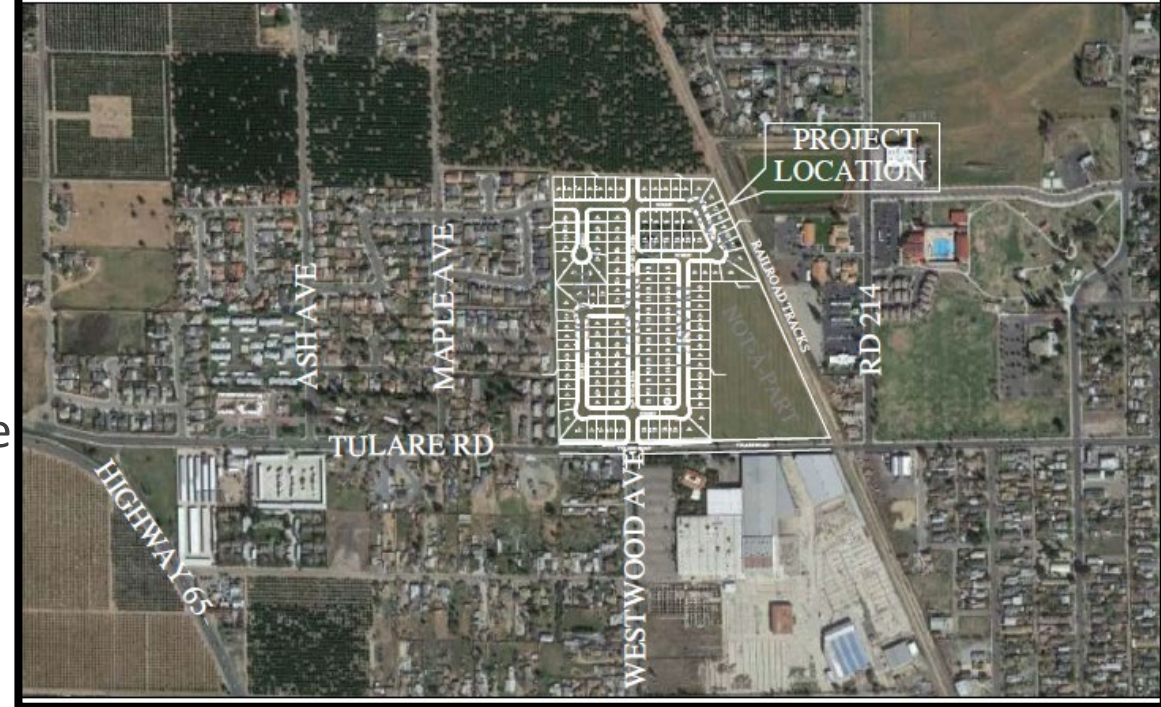


Background

- ❖ 35.00 acres Subdivision
- ❖ Create 145 residential lots
- ❖ Located north of Tulare Rd. Between the railroad and Maple Ave.
- ❖ Community Facilities District
- ❖ CEQA Review; Initial Study/Mitigated Negative Declaration (ISMND)
- ❖ Planned Unit Development (PUD) is required to permit lots less than 6,000 sq ft for single-family developments in RM-3 zone

Land Uses adjacent

- ❖ Residential area
- ❖ Agriculture
- ❖ Railroad
- ❖ Commercial area and public park
- ❖ Industrial area

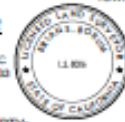


TENTATIVE SUBDIVISION MAP

AUTHORIZED AGENT LAND SURVEYOR

AV ENGINEERING
810 W. ACEQUIA AVE
VIALA, CA 92391
(951) 713-6129

BRIAN S. BORUM LS
1445 W. GRAND AVE STE C
GROVER BEACH, CA 93433
(805) 770-4154



EASEMENTS AFFECTING SUBJECT PROPERTY:

AN EASEMENT FOR POLES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1964 AS BOOK 7, PAGE 51 OF CONTRACTS, DOCUMENT UNAVAILABLE PER TITLE

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1952 AS BOOK 1422, PAGE 82 OF OFFICIAL RECORDS

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1971 AS INSTRUMENT NO. 34153, IN BOOK 2984, PAGE 701 OF OFFICIAL RECORDS.

AN EASEMENT FOR OVERHEAD UTILITY PURPOSES, RECORDED AUGUST 13, 2015 AS INSTRUMENT NO. 2015-0046127

SITE DATA

APN: 201-180-013, 201-170-010, 199-080-017

EXISTING ZONING DESIGNATION: RML, ML, & R-1-7

EXISTING USE: RURAL RESIDENTIAL

PROPOSED USE: RESIDENTIAL

TOTAL AREA: 35.12 ACRES ±

FLOOD ZONE: ZONE V - PANEL NO. 0410PC1305E BR. 6-14-2009

ELECTRICITY: SOUTHERN CALIFORNIA Edison

WATER: CITY OF LINDSAY

SEWER: CITY OF LINDSAY

WASTE: CITY OF LINDSAY

TELEPHONE: AT&T

GAZ: SO CAL GAS

CATV: SPECTRUM

STORM WATER: CITY OF LINDSAY

TOTAL LOTS: 145 LOTS

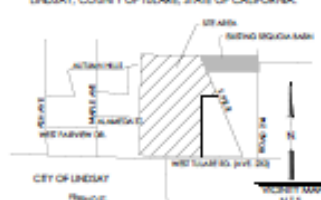
RESIDENTIAL DENSITY: 5.25 UNITS/ACRE

ALL SEWER UNLESS NOTED OTHERWISE TO BE AN 8" SEWER LINE SIZE.
ALL WATER UNLESS NOTED OTHERWISE TO BE AN 8" WATER LINE SIZE.

BENCHMARK

CITY OF LINDSAY BENCHMARK NO. 64
SOUTHWEST CORNER OF TULARE/WESTWOOD.
ELEVATION: 42'

BEING A DIVISION OF LOT 14 OF THE MAP OF HOSTETTER'S SUBDIVISION RECORDED IN BOOK 9 OF MAPS AT PAGE 54 OF OFFICIAL RECORDS AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT Diablo MERIDIAN IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA.



APPLICANT'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE TRACT NO. 4200 AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: _____

NOTES:

BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE

CONTOURS SHOWN HEREON ARE DERIVED FROM USGS AND ARE APPROXIMATE AND ARE APPROXIMATE IN NATURE

ALL BUILDING STRUCTURES TO BE REMOVED IN FUTURE WITH THE DEVELOPMENT OF PARCELS 1, 2, 3 AND 4

WELL WILL BE ABANDONED

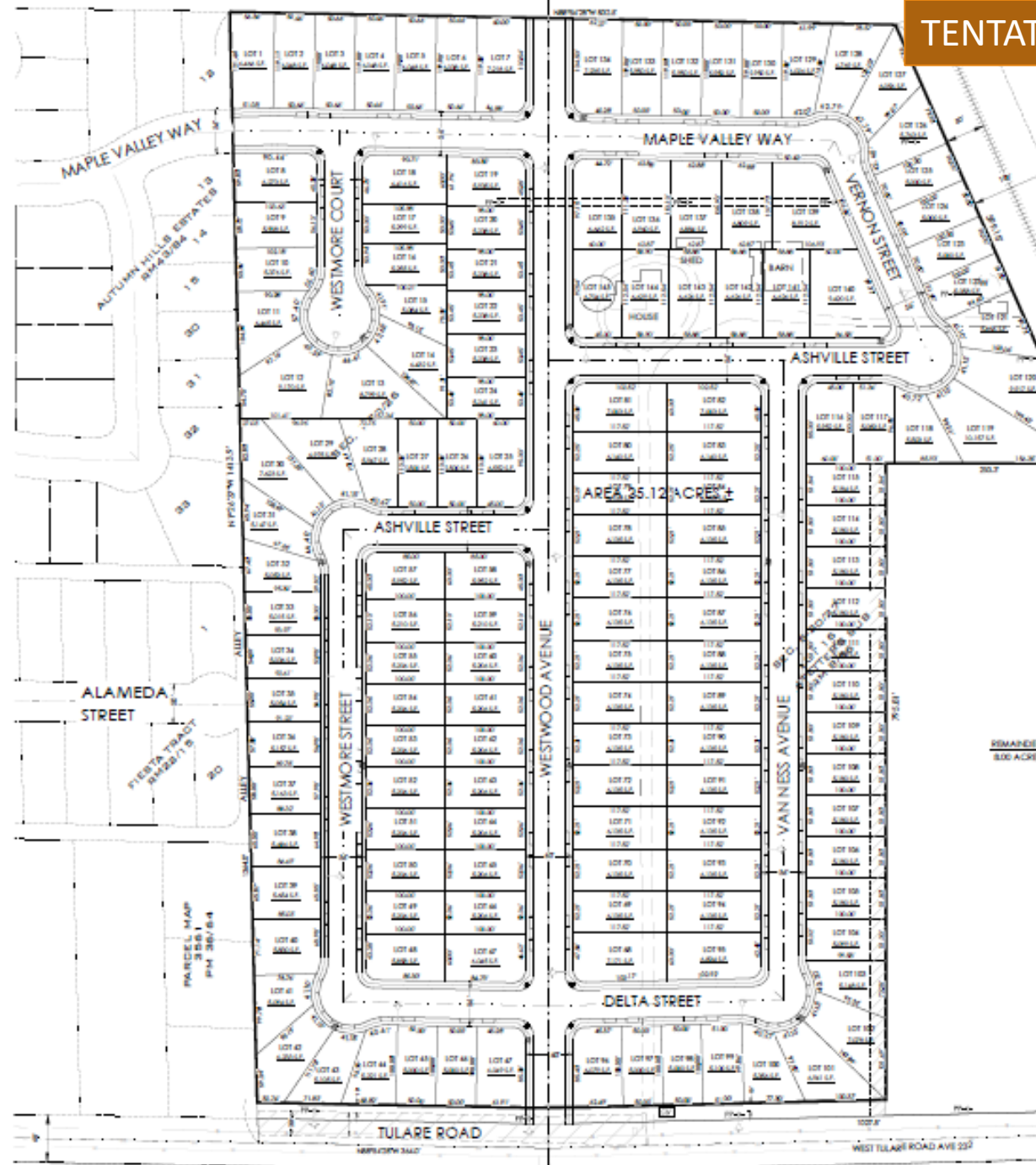
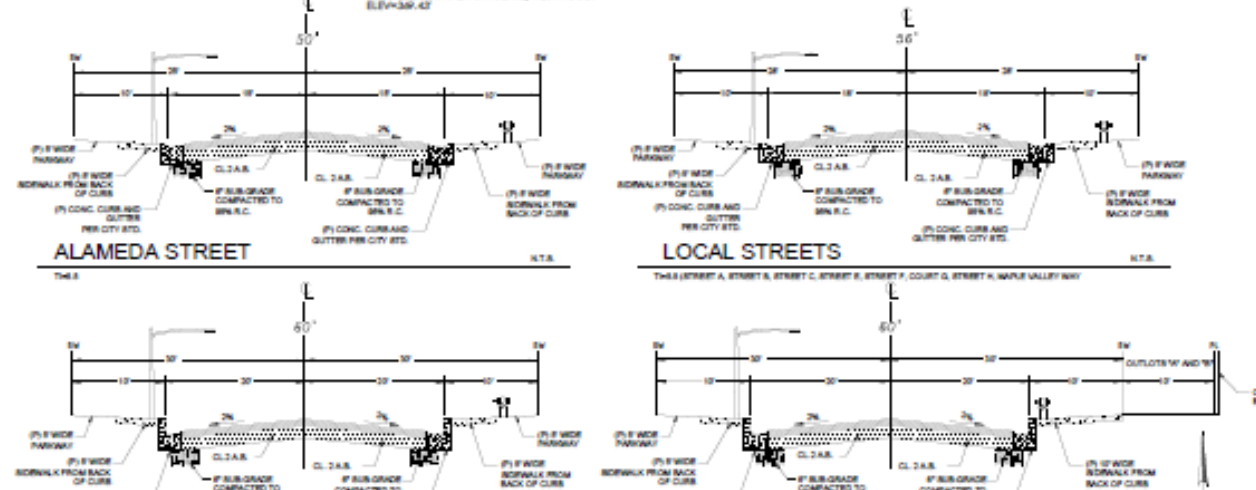
THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS. A SITE PLAN HAS BEEN SUBMITTED TO THE CITY SHOWING THE FUTURE DEVELOPMENT. SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW APPROVAL OF TENTATIVE PARCELS MAP. IMPROVEMENTS WILL BE MADE AFTER APPROVAL BY THE CITY FOR THE TENTATIVE SUBDIVISION MAP, FINAL MAP AND IMPROVEMENT PLANS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 14 OF HOSTETTER'S SUBDIVISION IN THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 9, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING ALSO DESCRIBED AS LOT 14 OF BLOCK 45 OF THE CITY OF LINDSAY, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH THIRTY FEET THEREOF.



Lot Sizes

- 5,000-5,499 ft²-59
- 5,500-5,999 ft²-19
- 6,000-6,499 ft²-40
- 6,500-6,999 ft²-14
- 7,000ft²+ -13

Project Setbacks

- Front: 15 ft; 20ft to garage
- Side: 5 ft; + 5 ft for each story
- Rear: 5 ft; 15 ft for 2-story homes

- ❖ New City streets fully built out (curb, gutter, Sidewalk, lighting, etc.)
- ❖ New Water, Sewer, & Drainage system
- ❖ Block wall is proposed along eastern and southern property lines
- ❖ New 6 ft wood fence to be placed along western and northern property lines
- ❖ Construction in 4 phases

Infrastructure improvements

Staff request Council to conduct the Public Hearing

Consider the approval of Resolution No. 23-14;

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Conclusion