

**Poplar - Cotton Center
Community Plan**

**Tulare County General Plan Amendment
GPA 97-005**

**Approved: Tulare County Planning Commission
Resolution No. 7638 -- November 5, 1997**

**Approved: Tulare County Board of Supervisors
Resolution No. 98-0343 -- May 5, 1998**

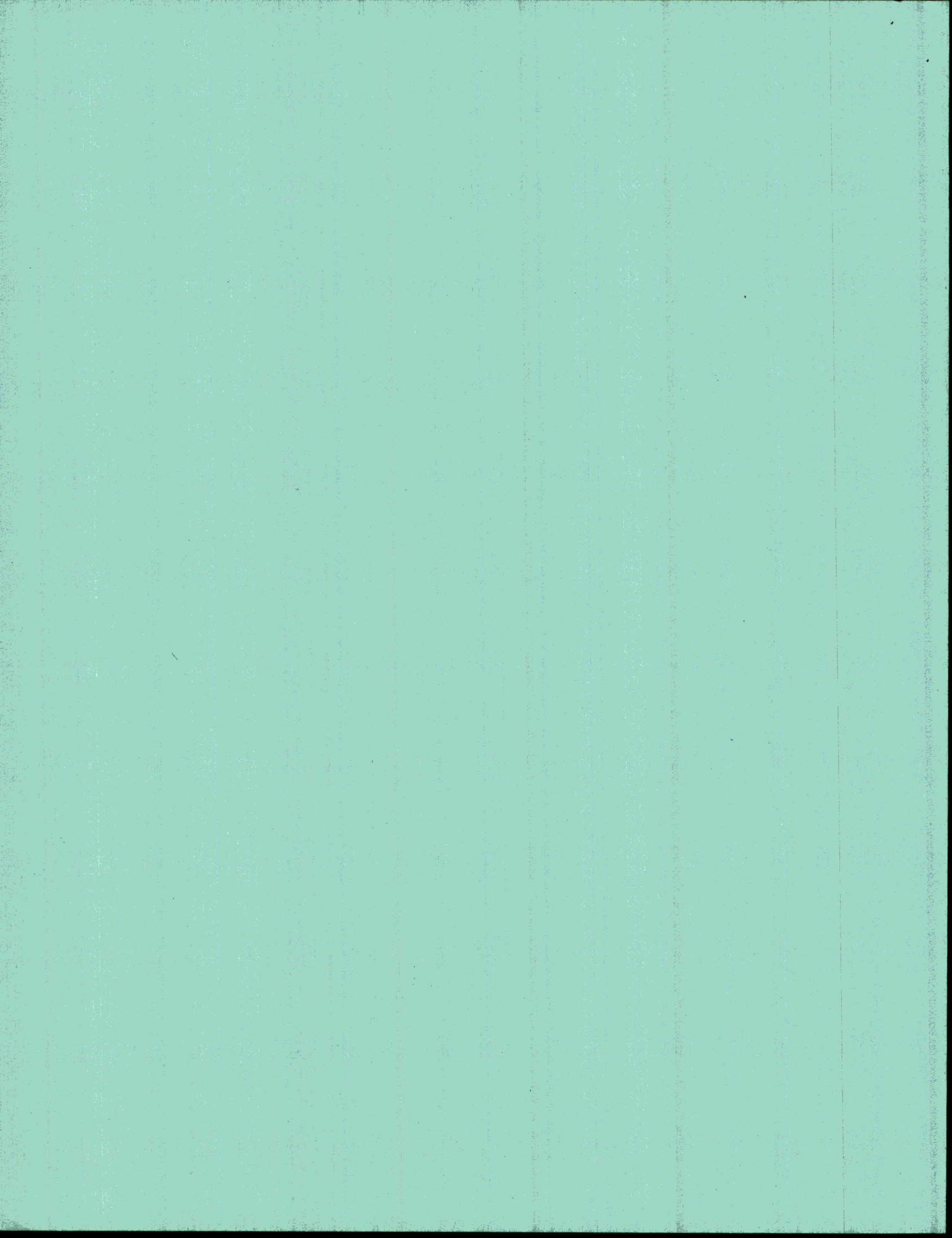


EXHIBIT "A"

AMENDMENT TO THE TULARE COUNTY GENERAL PLAN POPLAR/COTTON CENTER COMMUNITY PLAN LAND USE ELEMENT GPA 97-05

I. INTRODUCTION:

This document amends the Urban Boundaries Element, Rural Valley Lands Plan (RVLP) and the Land Use Element of the Tulare County General Plan by modifying the text and land use designation of certain properties within Poplar/Cotton Center.

II. SUPERSEDURE:

This amendment supersedes the Urban Boundaries Element, RVLP and the Poplar/Cotton Center Community Plan (GPA 95-003, adopted by the Board of Supervisors on December 10, 1996, by Resolution No. 96-1052) as it pertains to the areas herein described. (Refer to Attachment "A" Map)

Unless otherwise noted herein, all policies and other information contained in the adopted Community Plan (GPA 95-003), Urban Boundaries Element and the RVLP remain applicable.

III. MODIFICATION TO THE ADOPTED 1996 POPLAR/COTTON CENTER COMMUNITY PLAN:

A. The Land Use Plan Map is hereby amended, as follows: (Refer to Attachment "A" Map)

1. Change the land use designation of approximately 10, located north of Avenue 144 east of the Southern California Edison transmission line, and east of Avenue 184 in Poplar, from Commercial to Low Density Residential.
2. Change the land use designation of approximately 13 acres, located west of Road 190 and south of Road 152 in Cotton Center, from Residential Reserve to Rural Residential Reserve.
3. Change the land use designation of approximately 48 acres, generally located east of Road 190, west of Road 192, south of

Avenue 152 and north of Avenue 145 in Cotton Center, from Low Density Residential to Rural Residential.

4. Change the land use designation of a .34 acre parcel from Low Density Residential to Commercial, located north of Avenue 151, approximately 120' west of Road 192, in Cotton Center.
5. Expand the Urban Development Boundary by approximately 5 acres south of State Hwy. 190, 1/4 mile east of Road 184 in Poplar and change the land use designation of that parcel from Agriculture to Residential Reserve.

- B. Policy 14.1 Land Use Designations is hereby amended to include the following two additional land use categories.

Rural Residential - Land designated for residential with limited agricultural uses consistent with the Tulare County Zoning Ordinance at a density not to exceed 2 units per acre.

Rural Residential Reserve - Land designated for future rural residential use which should remain in agricultural uses until it is determined that condition warrants conversion to rural residential use, in accordance with Policy 5.1.

- C. Table 10, Zoning Consistency Matrix, is hereby by amended to include the Rural Residential and Rural Residential Reserve Classification and the zoning districts to implement said land use classifications. (Refer to Attachment "B")

IV. IMPLEMENTATION:

To implement the foregoing modifications to the 1996 Poplar/Cotton Center Community Plan, the zoning of the property referred to above, are as follows:

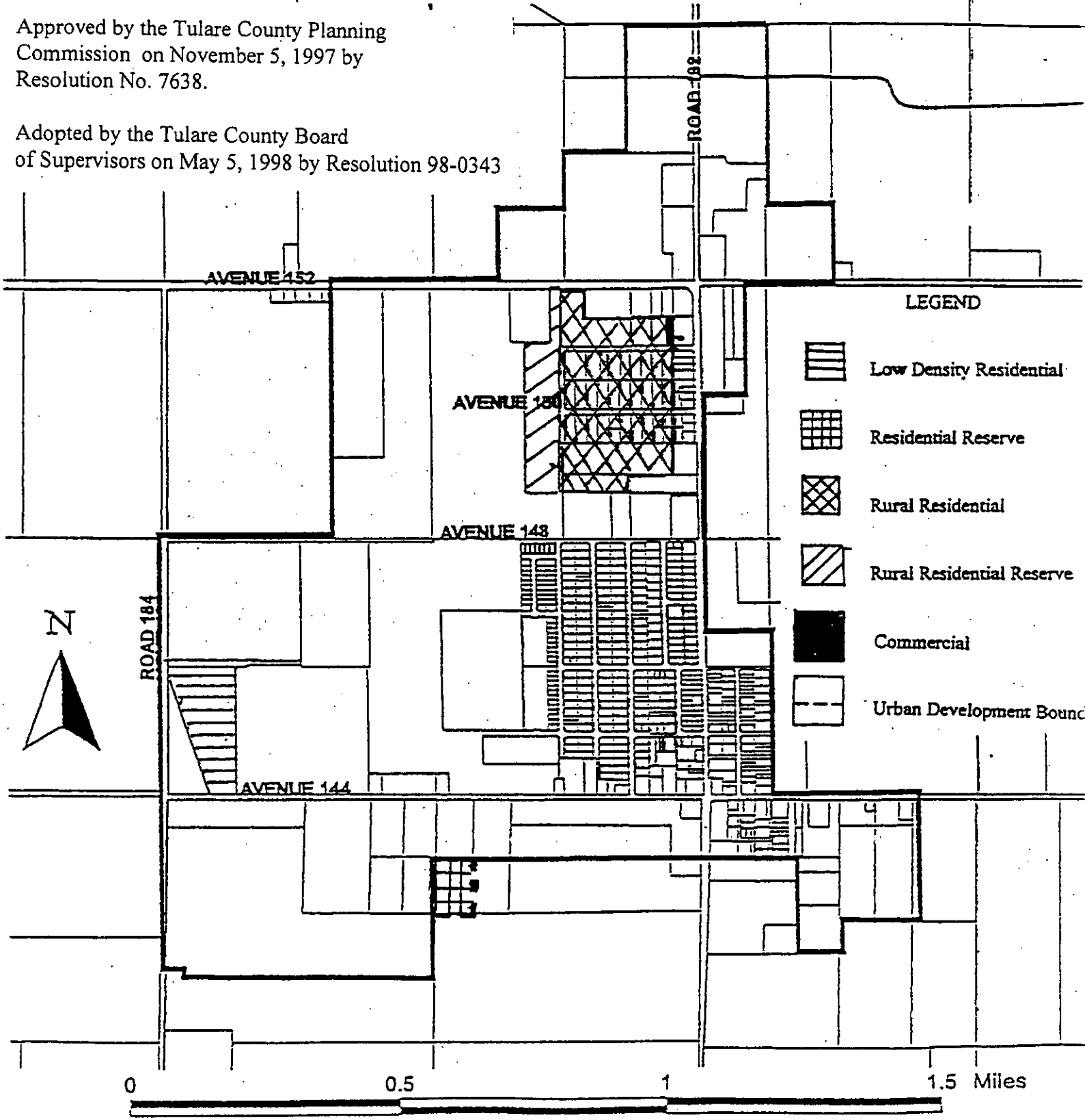
In Section III, subsection A.1 - A-5 shall be rezoned to classification conforming to the Zoning Consistency Matrix (Attachment B).

POPLAR/COTTON CENTER GENERAL PLAN AMENDMENT GPA97-005







ATTACHMENT "A"

Approved by the Tulare County Planning Commission on November 5, 1997 by Resolution No. 7638.

Adopted by the Tulare County Board of Supervisors on May 5, 1998 by Resolution 98-0343



LEGEND

-  Low Density Residential
-  Residential Reserve
-  Rural Residential
-  Rural Residential Reserve
-  Commercial
-  Urban Development Boundaries

0 0.5 1 1.5 Miles

Scale = 1:18,000

ATTACHMENT "B"

Table No. 10
Zoning Consistency Matrix

LAND USE DESIGNATIONS	TULARE COUNTY ZONE DISTRICTS											
	R-A	R-1	R-2	R-3	C-1	C-2	C-3	M-1	M-2	AE-20	AE-40	O
Residential Reserve												
Rural Residential												
Low Density Residential												
Rural Residential Reserve												
Medium Density Residential												
High Density Residential												
Commercial												
Commercial Reserve												
Industrial												
Industrial Reserve												
Public/Quasi-Public												

NOTE 1: A shaded box denotes consistency between land use designation and zone district; a blank box denotes lack of consistency.

NOTE 2: Agricultural zone (AE-20) may serve as a "holding zone" until demand and changing conditions warrant application of other zoning classifications.

NOTE 3: The SR overlay (Site Plan Review) may be applied to vacant or agricultural land zoned C-1, C-2, C-3, M-1, and M-2.

NOTE 4: A General Plan Amendment is not required to develop land designated under a reserve classification provided that the proposed development is consistent with Policy 5.1.

