

AMENDMENT GPA 17-032

DUCOR COMMUNITY PLAN

Approved: Tulare County Planning Commission
Resolution No. 9412 – March 14, 2018

Adopted: Tulare County Board of Supervisors
Resolution No. 2018-0393 – June 5, 2018

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE PLAN AND URBAN BOUNDARIES ELEMENT
DUCOR
GPA 17-032**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Community of Ducor by revising the general plan land use designation of eight parcels comprising approximately 1.37 acres, located on the north side of Ducor Avenue, between Dennis Road and Carlisle Road, from “High Density Residential” to “Mixed Use.” (APNs 321-183-008, 010, -011, -012, -013, -014, -015, and -017, in Section 34, Township 23S, Range 27E, MDB&M).

II. BACKGROUND

The County adopted the Ducor Community Plan with General Plan Amendment No. GPA 15-008 on November 3, 2015 by Resolution No. 2015-0909.

Because the subject site lies within an Urban Development Boundary, there is no requirement to process a Zone Change Initiation or General Plan Initiation.

The general plan amendment and associated Change of Zone (PZ 17-014) have been requested by Jose R. Cantu, to allow the approximately 1.37-acre site to continue its existing service commercial use as a trucking terminal with repairing and overhauling or a storage yard for commercial vehicles.

III. SUPERSEDURE

This plan amendment supersedes the Ducor Community Plan – 2015 Update, insofar as General Plan Land Use Designation is concerned, for the approximately 1.37-acre site. No other map changes are hereby made to the Ducor Community Plan.

IV. LAND USE DESIGNATION

This amendment changes the land use designation for eight parcels comprising approximately 1.37 acres from “High Density Residential” to “Mixed Use.”

V. POLICIES

This amendment does not supersede any portion of the text of the existing Ducor Community Plan as established by GPA 15-008, as amended. There are no specific policies in the Ducor Community Plan that are modified by this

amendment. All policies in the Ducor Community Plan pertaining to commercial and mixed uses are hereby applicable to the acres subject to the amendment.

The compatible County Zoning is C-3-MU (Service Commercial-Mixed Use) Zone.

VI. COMPLIANCE WITH SENATE BILL 18

Senate Bill 18 (SB 18, Chapter 905, Statutes of 2004) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space. A Sacred Lands Search was requested on September 5, 2017. The records search had negative results. The Native American Heritage Commission sent a consultation list of California American Native Tribes traditionally and culturally affiliated with the project location. In compliance with SB 18, Project Notifications were mailed on October 13, 2017 to that consultation list, with a project description and a map, via certified mail, with return receipt requested and a 90 day comment period, until January 18, 2018. No consultation requests were received by the County.

VII. REVIEW AND REVISION

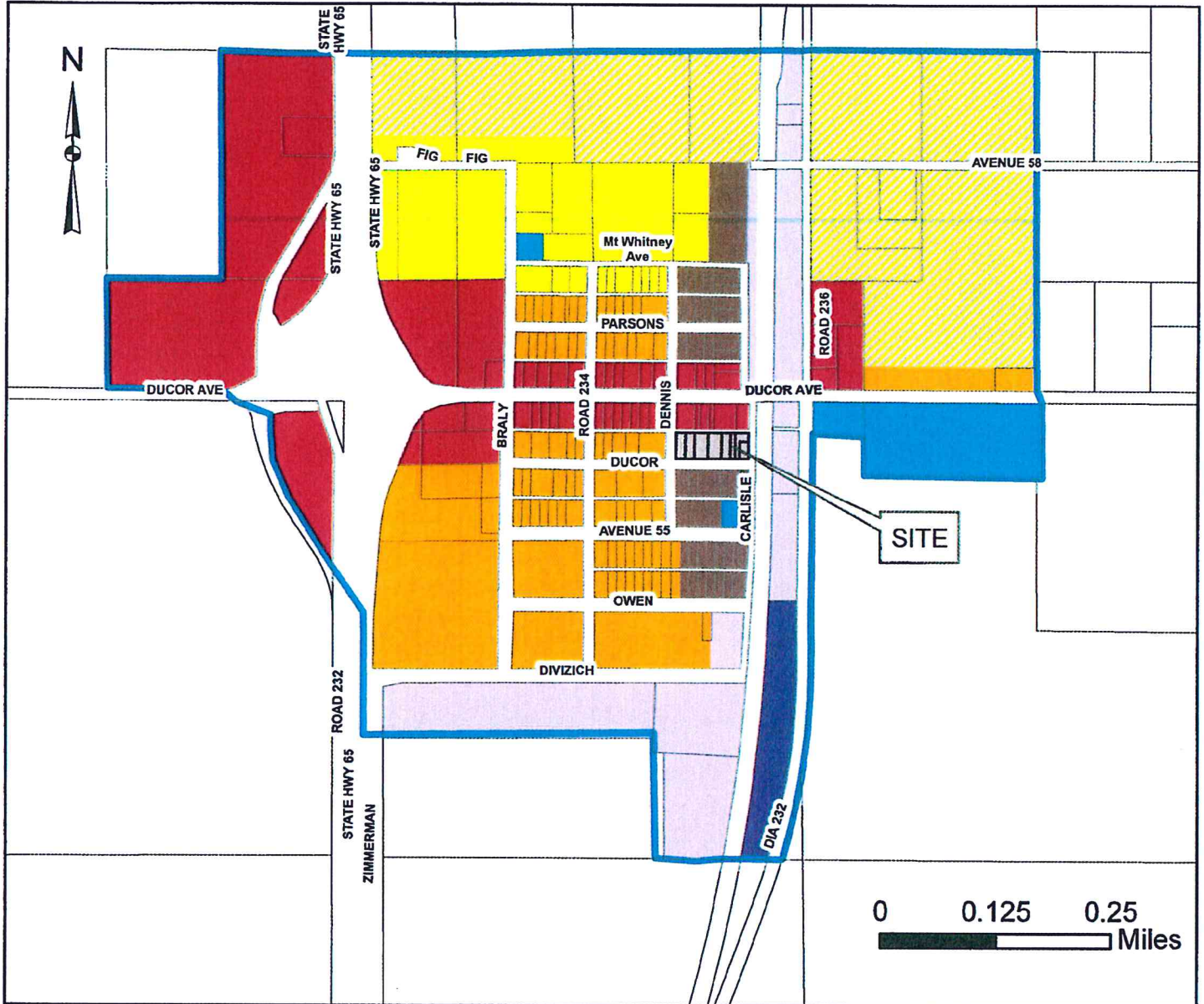
General Plan land use designations and urban boundaries are subject to periodic review.

VIII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning will be changed to the C-3-MU (Service Commercial-Mixed Use) Zone, in order to implement the land use designation, as recommended by the Planning Commission in Resolution No. 9412 and as approved by the Board of Supervisors in Resolution No. 2018-0393, Ordinance No. 3531. (Reference Case No. PZ 17-014).



County of Tulare Proposed Land Use Plan Map for GPA 17-032



**Ducor Community Plan (GPA 15-008),
adopted by Board of Supervisors on
November 3, 2015 as Resolution No. 2015-0909.**

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|----------------------------------|----------------------------|---------------------------|
| SITE | Medium Density Residential | Light Industrial |
| Ducor Urban Development Boundary | High Density Residential | Heavy Industrial |
| Ducor Land Use | General Commercial | Public/Quasi Public |
| Low Medium Density Residential | Service Commercial | Urban Reserve-Residential |
| | | Mixed Use |