

AMENDMENT GPA 06-007

URBAN BOUNDARIES ELEMENT FARMERSVILLE AREA

Approved: Tulare County Planning Commission
Resolution No. 8204 – February 14, 2007

Adopted: Tulare County Board of Supervisors
Resolution No. 2007-0170 – April 3, 2007

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
FARMERSVILLE AREA PLAN AND
URBAN BOUNDARIES ELEMENT
GPA 06-007**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the City of Farmersville by changing the land use designation on approximately 2.75 acres of land from “Agricultural” to “Service Commercial” and removing the east portion of the site from the Farmersville Urban Area Boundary.

II. BACKGROUND

The County of Tulare adopted the Farmerville Land Use Plan in 1976. The current AE-20 (Exclusive Agricultural – 20 Acre Minimum) zoning was applied in 1978 under the East Valley Component of the Rural Valley Lands Plan Rezoning Study. A special use permit (PSP 87-93) was approved in 1987 allowing establishment of a box manufacturing business providing boxes for fruit packaging plants in a new 10,000 square foot metal building.

The general plan amendment request was made to allow the 2.75 acre property to be rezoned from AE-20 to C-3 (Service Commercial) in order to potentially establish a boat sales and service business using the metal building. The Planning Commission recommended that the rezoning request be modified to C-3-SC-SR (Service Commercial – Scenic Corridor Combining - Site Plan Review Combining) Zone which would still allow for the use planned by the applicant but which would be more appropriate located next to State Route 198.

III. SUPERSEDURE

This plan amendment supersedes, insofar as General Plan Land Use Designations are concerned, the Farmserville Land Use Plan adopted December 28, 1976, for the subject property. No other land use map changes are made to the Farmersville Land Use Plan area. The Urban Boundaries Element is amended insofar as the Farmersville Urban Area Boundary shifts to the east edge of the subject property, along the Tulare Irrigation District Canal.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for 2.75 acres located on the south side of State Route 198 frontage road (Avenue 295), approximately 1,300 feet east of Road 156, west of Farmersville. Assessor's Parcel Numbers 128-240-10 and 128-240-11.

V. POLICIES

This amendment does not supersede any portion of the text of the Farmserville Land Use Plan.

VI. REVIEW AND REVISION

General Plan land use designations and urban boundaries are subject to periodic review. Review of the land use designation adopted by GPA 06-007 will occur as a response to growth of the community and as changing local conditions dictate.

VII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 8204, and as adopted by the Board of Supervisors in Resolution No. 2007-0170, Ordinance No. 3339 to C-3-SC-SR (Service Commercial – Scenic Corridor Combining - Site Plan Review Combining). (Reference Case NO. PZ 05-007)