

AMENDMENT GPA 13-002

**FARMERSVILLE
AREA
LAND USE PLAN**

Approved & Adopted:

Tulare County Board of Supervisors
Resolution No. 2014-0738 – October 21, 2014

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
FARMERSVILLE AREA LAND USE PLAN
GPA 13-002**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Farmersville Area by changing the land use designation on approximately thirty eight (38) acres of land from AE-40 (Exclusive Agriculture – 40 acre minimum) to the C-3 (Service Commercial) zone.

II. BACKGROUND

The Project includes a General Plan Amendment (No. GPA 13-002) and Change of Zone (No. PZ 13-003). GPA 13-002, which amends the Tulare County General Plan to change the land use designation on a 38-acre parcel from “Agriculture” to “Service Commercial.” PZ 13-003 is a change of zone from the AE-40 (Exclusive Agricultural-40 acre minimum) Zone to the C-3 (Service Commercial) Zone on the same 38 acres. In addition the Project includes an Agriculture Preserve Cancellation of the entire 38 acre parcel (Agricultural Preserve No. 3265 and under Williamson Act Contract No. 9610).

The existing operation of the site is storage facility for a portable restroom facility. The facility had a code violation for operating a commercial storage facility within an Agricultural zone without a use permit. The GPA and Zone Amendment would rectify this violation that would allow the continued operation of a commercial storage yard on the 38 acre site. The current AE-40 zoning allows the rural residence and agricultural operations, but does not authorize the storage buildings and storage yard use associated with AAA Quality Services. The requested C-3 zoning allows for a contractor storage yard and commercial storage buildings.

The Board of Supervisors approved General Plan Initiation No GPI 12-001 on July 9, 2013 (Resolution 2013-0499) to allow the project to proceed as an application.

The proposed project is as follows:

- General Plan Amendment to GPA 77-2: the Tulare County-Farmersville Land Use Plan from the “Agricultural” to the “Service Commercial” land use designation on the entire 38 acre parcel;
- Change of Zone from the AE-40 (Exclusive Agricultural-40 acre minimum) Zone to the C-3 (Service Commercial) Zone, on the entire 38 acre of property;
- Agriculture Preserve Cancellation of the entire 38 acre parcel: The project site is located within an Agricultural Preserve No. 3265 and under Williamson Act Contract No. 9610. The property owner has filed for a Full Non-renewal of

the Williamson Act Contract in 2006. The project will require an approved Williamson Act Cancellation from the Board of Supervisors for the project to proceed as a General Plan Amendment and Zone change;

- The project includes approximately 10.5 acres of existing outdoor commercial storage, 1 acre for the existing residence, 2.5 acres of proposed outdoor commercial storage, 9 acres for a proposed commercial nursery and 15 acres of remaining agricultural operations;
- In accordance with the Farmersville Specific Plan, the project proposes approximately 5 acres for future ponding basing (currently existing storage) and three (3) future street Plan Lines.

The Environmental Assessment Officer approved a Mitigated Negative Declaration and Mitigation Monitoring Plan for public review for the project, indicating that the proposed project could not have a significant effect on the environment. The notice for the project was published and the proposed Negative Declaration was circulated through the State Clearinghouse for a 30-day review period. A Notice of Public Hearing and Completion of Environmental Documents was published and mailed to surrounding property owners before the scheduled public hearing. The environmental analysis of the initial study determined that a Mitigated Negative Declaration and Mitigation Monitoring Plan are the appropriate environmental documents for the project. The review determined that all potential impacts from the proposed project are considered to be less than significant with mitigation.

Furthermore, an EIR was certified by the City of Farmersville for the adoption their General Plan, which included the subject site (SCH # 99091064). The City also adopted a Mitigated Negative Declaration on March of 2003 which also identified the site as Industrial designation and within the Specific Plan Area. The proposed project is within the Farmersville Urban Development Boundary and is designated for urban uses. The Farmersville General Plan EIR addressed cumulative impacts of development of this area, including impacts to Agriculture, Air Quality and Biological among other concerns.

The Planning Commission recommended the Board of Supervisors approve General Plan Amendment No. GPA 13-002 by Resolution 8991 (GPA) and by Resolution 8990 (MND) on August 13, 2014.

III. SUPERSEDURE

This plan amendment supersedes the Farmersville Area Land Use Plan, as amended, insofar as General Plan Land Use Designations are concerned, for the approximate 38-acre site. No other map changes are hereby made to the Farmersville Area Land Use Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation on a 38 acre site located on the southeast corner of State Highway 198 and Road 168, northeast of the City of Farmersville. The project site is located within the Urban Development Boundary (UDB)

of the City of Farmersville (APN 111-190-014), as follows: 38 acres from “Agriculture” to “Service Commercial.”

V. POLICIES

There are no specific policies in the Farmersville Area Land Use Plan that are modified by this amendment. All policies in the Farmersville Area Land Use Plan pertaining to the service commercial designation are hereby applicable to the 38 acre site, subject to the amendment.

VI. REVIEW AND REVISION

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

VII. IMPLEMENTATION

Concurrent with this general plan amendment, a request to change the zoning from the AE-20 (Exclusive Agricultural-20 acre minimum) Zone to the C-3 (Service Commercial) Zone on the same 38 acres was adopted by the Board of Supervisors Ordinance No. 3463 on October 21, 2014. (Reference Case No. PZ 13-003.)

County of Tulare General Plan Map for PZ 13-003\GPA 13-002



Farmersville General Plan (County)

-  Agriculture/Open Space
-  Highway Commercial
-  Industrial
-  Residential - Low Density
-  City Limits



Service Commercial



SITE

Project Site for PZ 13-003\GPA 13-002

300 0 300 600 900 1200 Feet



County of Tulare



Geographic
Information Systems

