

AMENDMENT GPA 16-001

**TULARE
AREA
LAND USE PLAN**

Approved & Adopted:

Tulare County Board of Supervisors
Resolution No. 2016-0494 – June 28, 2016

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
TULARE AREA LAND USE PLAN
GPA 16-001**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Tulare Area by changing the land use designation on 2.5 acres of land from “Mooney Corridor Area” to “Mixed-Use”.

II. BACKGROUND

The Project includes a General Plan Amendment (No. GPA 16-001) and Change of Zone (No. PZ 16-002). GPA 16-001, which amends the Tulare County General Plan to change the land use designation on a 2.5-acre parcel from the County’s land use designation for Tulare from the “Mooney Corridor Area” to “Mixed-Use”. PZ 16-002 is a change of zone from the Exclusive Agriculture 20 acre minimum (AE-20) to General Commercial (C-2) on the same 2.5 acres.

The project is to construct an 8,520 sq. ft. shop/office for the Driven Construction Company. This parcel is located on the east side of Mooney Blvd., approximately 1,700 feet north of Prosperity Avenue, east of the City of Tulare. The parcel is 2.5 acres, and is triangular in shape. The land to the north is in agricultural production; the property adjacent to the southeast is owned by the Tulare Irrigation District; the land southeast of the Tulare Irrigation District (TID) is in agricultural production; and the land immediately to the west is Highway 63 right-of-way and the property across Highway 63 lies within the City Limits of Tulare and is a commercial winery and residential.

Caltrans will be acquiring right-of-way along the west side of the parcel along Mooney Blvd. The proposed project design anticipates and provides a setback for maximum row width required by CALTRANS of 69’ from centerline. With this setback the proposed project area is approximately 1.5 acres in size.

The Board of Supervisors allowed the project to proceed as a General Plan Amendment, with the approval of General Plan Initiation No. GPI 15-004 on January 5, 2016 by Resolution No. 2016-034.

A Categorical Exemption was prepared by the Tulare County Environmental Planning Division and approved by the Environmental Assessment Officer. The proposed construction of the commercial facility structural improvements are less than 10,000 square feet and would be considered exempt per the California Environmental Quality Act Section 15303 (c) (New Construction and Conversion of small structures). See Attachment 4 Planning Commission Report/Attachment 5 CEQA Exemption, for a complete description of CEQA compliance.

Tulare County screened the project site to determine if further study for cultural resources will be required. This initial review was based on parcel size, proximity to sensitive

geographical locations, and proximity to documented historic or cultural resources. The following tiered review was undertaken:

- Parcel size or project size of over 5 (home site) acres (or equivalent area of ground disturbance)
- Sensitive Physical Location (e.g., near water body, hilltop, undisturbed land)
- Documented cultural resource sites nearby (RMA preliminary review of Tulare County records and/or map of known sites)

The site has been used in the past for agricultural uses. Thus, using the above protocol, no further cultural resource study will be required.

The Planning Commission recommended approval to the Board on May 25, 2016. See Planning Commission Resolution 9198.

III. SUPERSEDURE

This plan amendment supersedes the Tulare Area Land Use Plan, as amended, insofar as General Plan Land Use Designations are concerned, for the approximate 2.5 acre site. No other map changes are hereby made to the Tulare Area Land Use Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation on a 2.5 acre site located on the east side of Mooney Blvd., approximately 1,700 feet north of Prosperity Avenue, east of the City of Tulare (APN 150-170-011), as follows: 2.5 acres from “Mooney Corridor Area” to “Mixed Use”.

V. POLICIES

There are no specific policies in the Tulare Area Land Use Plan that are modified by this amendment. All policies in the Tulare Area Land Use Plan pertaining to the mixed use designation are hereby applicable to the 2.5 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 Exclusive Agriculture 20 acre minimum (AE-20) to General Commercial (C-2) on the same 2.5 acres was adopted by the Board of Supervisors in Ordinance No. 3496 on June 28, 2016. (Reference Case No. PZ 16-002.)

