

Amendment 94-01

MODIFICATION TO THE KENNEDY MEADOWS PLAN
AN ELEMENT OF THE TULARE COUNTY LAND USE PLAN



Approved: Tulare County Planning Commission
Resolution No. 7329 - December 14, 1994

Adopted: Tulare County Board of Supervisors
Resolution No. 95-0482 - April 18, 1995



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
KENNEDY MEADOWS AREA
GPA 94-001

I. INTRODUCTION:

This document amends the text of the Kennedy Meadows Plan, an Element of the Tulare County General Plan.

II. SUPERSEURE

This document supercedes the 1986 Kennedy Meadows Plan (adopted by the Board of Supervisors on October 28, 1986) as it pertains to the area herein described.

III. MODIFICATION TO ADOPTED ELEMENT

- A. The text of the 1986 Kennedy Meadows Plan is hereby amended to include a new policy applicable only to the Pine Creek Canyon area, as follows:

Goal A, Policy 5 is added to read as follows:

Policy 5: Pine Creek Canyon may be considered for parcels with a minimum parcel size not less than 10 acres and no greater than 40 acres provided all of the following criteria are met prior to the approval of a zone change:

1. Pine Creek Canyon Road shall have an on-site easement width of at least 50 feet within the confines of the area subject to rezoning and an off-site private roadway/easement width of at least 20'. Pine Creek Canyon Road shall have a graded travelway width of at least 18 feet, unless in recognition of diverse circumstances which may exist from property to property, a reduced standard may be allowed provided the Planning and Development Department and County Fire Warden determine that a reduced standard is not contrary to the public health and safety. These are minimum performance standards necessary to approve a zone change only and does not imply abrogation of future road improvements as required by the General Plan and the County Subdivision Ordinance.
2. Provisions for permanent maintenance and improvement of the roadway (on-site and off-site) have been submitted to and approved by the Planning and Development Department. An adequate entity shall have been created to ensure the continued maintenance of the roadway. The documents establishing the entity to administer the maintenance of the roadway and the mechanism that bounds the property owners to pay their share for the maintenance of Pine Creek Canyon Road in perpetuity has been submitted to the Planning and Development Department.

3. If applicable, a special use permit for access has been obtained from Bureau of Land and Management for any BLM roads serving the area. A copy of the special use permit from BLM has been submitted to the Planning and Development Department.
- B. The Land Use/Zoning Compatibility Matrix is hereby amended to include MR-434 (Mountain Residential - 434,000 sq. ft. minimum parcel size), MR-871 (Mountain Residential - 871,000 sq. ft. minimum parcel size) and MR 1742 (Mountain Residential - 1,742,000 sq. ft. minimum parcel size) Zones as appropriate zones to implement the Resource Conservation land use designation in Pine Creek Canyon, provided Goal A, Policy 5, is satisfied. (see attached Exhibit A)
- C. This amendment makes no other changes to the Kennedy Meadows Plan.

IV. IMPLEMENTATION

Approval of a zone change shall be reviewed on a case by case basis.

EXHIBIT A

Kennedy Meadows Plan
Land Use/Zoning Compatibility Matrix

Land Use Proposals

ZONES AND MINIMUM LOT SIZES	MOUNTAIN RESIDENTIAL	COMMERCIAL RECREATION	RESOURCE CONSERVATION	MOUNTAIN COMMERCIAL OPPORTUNITY AREA
MR-217	X	-	-	X
MR-434	X	-	x ¹	-
MR-871	X	-	x ¹	-
MR-1742	X	-	x ¹	-
CO	-	X	-	X
RC	-	-	X	-
PD		X		X

"X" Denotes the zoning categories that are determined to be potentially compatible with the land use designations contained in the Kennedy Meadows Plan. The compatibility of zoning categories shown on the vertical axis of the matrix with the land use designations shown on the horizontal axis must be determined in conjunction with the goals, policies and implementation strategies as set forth in the Plan.

x¹ 10-40 acre parcels/zoning may be allowed in the Pine Creek Canyon area provided GOAL A, Policy 5 as set forth in amendment GPA 94-001 is satisfied prior to approval of zone change request.



