

Addendum to Attachment 3 C

General Plan City Section PF-4 Comment Matrix

Version 11-10-11

	Comment Letter (Date)	Comment #	General Plan Element	Overview of Changes Requested/Made	Staff Recommendation	Planning Commission Recommendation	Board Direction
1.	Council of Cities Staff	N/A	Planning Framework	<p>Section 2.4 Cities Introduction</p> <p>The following goal and policies are designed to foster a cooperative planning environment between the County and each city with respect to development within the fringe areas of the cities. <u>The following policies PF-4.8, PF-4.10, PF-4.12, PF-4.13, PF-4.14, and all policies in PF-4A will become applicable upon mutually adopted agreement between the County and each city.</u></p>	Suggest incorporation into Final General Plan.		
2.	Council of Cities Staff	N/A	Planning Framework	<p>PF-4.17 Cooperation with Individual Cities</p> <p>The County may use the policies set forth under this goal (PF-4A: Cities: Continued) to work with individual cities to further manage development within that CACUDB or CACUAB to the extent that the financial needs of the County are met and the County's ability to provide facilities and County services used by all of the residents in the County and cities is enhanced. <u>The County and Cities will establish a working committee to facilitate the policies identified in this section</u> [New Policy].</p>	Suggest incorporation into Final General Plan.		
3.	Council of Cities Staff	N/A	Planning Framework	<p>PF-4.18 Future Land Use Entitlements in a CACUDB</p> <p>The County may work with an individual city to limit any General Plan amendments to change the land use designations of any parcel or any</p>	Suggest incorporation into Final General Plan.		

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			<p>amendments to the County zoning ordinance to add uses to a current zoning classification or change the zoning district designation of any parcel within a CACUDB except as follows:</p> <p>a. This policy will not apply to amendments or changes to a County unincorporated UDB, Hamlet Development Boundary (HDB), including where the boundary line may increase an <u>outward expansion of the an</u> overlap area with a CACUDB area <u>that is not coterminous to the city's Urban Development Boundary/Sphere of Influence (UDB or SOI)</u>, or to any General Plan amendment adopting a new County unincorporated UDB, an HDB, <u>or</u> Planned Community or Corridor Plan area that may fall within a CACUDB area. <u>County Corridor development nodes will not be located inside a city's Urban Development Boundary/Sphere of Influence (UDB or SOI).</u></p> <p>b. This policy will not apply where the General Plan land use designation or the zoning district classification of a particular parcel is inconsistent with an existing special use permit, variance, or <u>legal</u> non-conforming use.</p> <p>c. This policy will not apply where there is no viable use for the parcel under the existing General Plan land use designation or zoning district classification due to, but not limited to, the following: size, shape, topography, soil content or classification, water availability, location, existing structures and site improvement, or surrounding</p>			

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			<p>uses as As determined by the RVL P checklist, the County shall encourage beneficial reuse of existing or vacant agricultural support facilities for new businesses (including non-agricultural uses) <u>and for which the city cannot or will not annex as per PF-4.24.</u></p> <p>d. This policy will not apply where the effect of the amendments to the General Plan land use designation or of the rezoning is to designate or zone the parcel to an agricultural designation or zone <u>except where the effect of the amendment creates a less intensive agricultural designation or zone.</u></p> <p>e. This policy will not apply where amendments to the General Plan land use designations or the zoning classifications apply only to that portion of a CACUDB that is overlapped [<u>where exterior UDB's are coterminous</u>] by a County unincorporated UDB, Hamlet Development Boundary (HDB), or Corridor Plan area.</p> <p>f. This policy will not apply where amendment to the General Plan land use designation or the zoning classification is required to bring the County regulations into compliance with more restrictive State or Federal statutes <u>statutes</u> or regulations.</p> <p>g. This amendment <u>policy</u> will not apply where amendments to the Zoning Ordinance are part of a comprehensive modernization or restructuring of the processes or procedures set out in the Zoning Ordinance or part of a comprehensive</p>			

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			<p>update to the text of the zoning classifications to bring the Zoning Ordinance procedures and text into consistency with the General Plan update. [This comprehensive modernization, restructuring or update would not include any rezonings outside that allowed in this policy. However, revision of processes and procedures and simplification of existing ordinances may occur.]</p> <p>h. This policy would not apply to a comprehensive update of a County Adopted City General Plan, including rezoning there under, in cooperation with the affected city.</p> <p>i. This policy would not apply where the County has worked with the city to identify and structure an <u>mutually</u> acceptable alternative General Plan land use designation or zoning classification <i>[New Policy]</i>.</p>			
4. Council of Cities Staff	N/A	Planning Framework	<p>PF-4.19 Future Land Use Entitlements in a CACUAB</p> <p>As an exception to the County policies that the Rural Valley Lands Plan (RVLP) does not apply within CACUBDs and is only advisory within CACUABs, the County may work with an individual city to provide that no General Plan amendments or rezonings will be considered to change the current land use designation or zoning classification of any parcel within a CACUAB unless appropriate under the requirements of the Rural Valley Lands Plan (RVLP) or similar checklist or unless the County has worked with the city to identify and structure an acceptable</p>	Suggest incorporation into Final General Plan.		

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			<p>alternative General Plan land use designation or zoning classification. This policy will not apply to amendments or changes to an County unincorporated UDB, Hamlet Development Boundary (HDB), or Corridor Plan area boundary line, including where the boundary line may increase an overlap area with a CACUDB area, or to any General Plan amendment adopting a new UDB, an HDB, or Corridor Plan area that may fall within a CACUDB area. This policy shall not apply within a County unincorporated UDB, an HDB, or Corridor Plan area where that area overlaps a CACUAB area. <u>Development of County corridor development nodes in an affected city's UAB would only occur after the County has provided written consultation and has allowed for a reasonable timed response from the affected city prior to decision making and before the adoption of the Corridor Plan. New development in a city's UAB would be subject to adopted plan lines and setback standards. Adopted facility plans and legally adopted General Plans will be considered during the development review process. Small "stand alone," non urban projects which are defined as residential projects of four or fewer lots or non-residential projects smaller than two acres do not need city standards but shall respect city utility and street master plans for setbacks. Large, urban-style projects include residential projects of five or more lots averaging less than one acre per lot and non-residential projects two acres or larger will use uniform urban development standards, financing mechanisms, consent to annexation, application of reciprocal development impact fees and city streets/utility setbacks/disclosure requirements. [New Policy].</u></p>			

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5.	Council of Cities Staff	N/A	Planning Framework	<p>PF-4.22 Reuse of Abandoned Improvements in a CACUDB</p> <p>In accordance with other policies in this General Plan, the County may work with a city to provide that any alternative land uses within a CACUDB not otherwise allowed under a particular zoning classification but which are allowed by County policies due to the existence of abandoned structures or improvements with no other available, viable economic uses on the parcel will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors. <u>For agricultural related uses, reoccupation and/or expansion is limited (not to exceed 20% of the site and/or building square footage subject to special use permit with city consultation). Conversion to non-agricultural uses requiring a zone change is limited not to exceed 20% of the site and/or building square footage or as mutually agreed upon by the city and County. Any expansions are subject to special use permit. [New Policy].</u></p>	Suggest incorporation into Final General Plan.		
6.	Council of Cities Staff	N/A	Planning Framework	<p>PF-4.23 Reuse of Abandoned Improvements in a CACUAB</p> <p>In accordance with other policies in this General Plan, the County may work with a city to provide that any alternative uses within a CACUAB not otherwise allowed under a particular zoning classification but which are allowed by County policies due to the existence of abandoned</p>	Suggest incorporation into Final General Plan.		

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			structures or improvements with no other available, viable economic uses on the parcel will be reviewed in light of impacts on such regional concerns as water and sewage disposal availability and preservation of transportation and utility corridors. <u>Expansion or re-occupation will require irrevocable consents to annex, and accommodation for setbacks and other standards for future streets and utilities. The RVLP will be used to determine if non-agricultural use is appropriate. [New Policy].</u>			
7. Council of Cities Staff	N/A	Planning Framework	<p>PF-4.24 Annexations to a City within the CACUDB</p> <p>In addition to the County's current policies on development within a CACUDB, the County may work with a city to provide that urban development projects within a city's Sphere of Influence (SOI) as set by the Tulare County Local Agency Formation Commission will be referred to the affected city for consideration of annexation in accordance with, but not limited to, the following concepts:</p> <p>a. Urban development projects, to which the referral policy applies, would be those projects for which a <u>discretionary</u> permit is required. Any urban development project not subject to special use permit requirements would still comply with County adopted city development standards, CAC General Plans and zoning and any County</p>	Suggest incorporation into Final General Plan.		

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			<p>adopted city long-range infrastructure plan.</p> <p>b. The referral would, at least, be subject to the requirement that the city inform the County within three (3) months that it is or is not able and willing to commence annexation proceedings to accommodate the project; or the city is willing and able to commence annexation proceedings, the County would not take action to approve the project unless the applicant has submitted a completed application for annexation and city fails to take action on such application within six months;</p> <p>c. If the affected city is not willing or able to commence annexation proceedings, approval by the County of the project would be conditioned on conformance with County adopted city development standards, County Adopted City General Plans and zoning and any County adopted city long-range infrastructure plan adopted.</p> <p>d. The County may, at <u>as</u> part of this policy, require a consent to future annexation be recorded concurrent with approval of the project special use permit for development within the County <i>[New Policy]</i>.</p>			
8. Council of Cities Staff	N/A	Planning Framework	PF-4.27 Impacts of Development within the County on City Facilities <u>and County</u>	Suggest incorporation into Final General Plan.		

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			<p><u>Facilities</u></p> <p>The County may work with a city to consider the adoption, imposition and collection for payment to the city pursuant to agreement Development Impact Fees <u>or other comparable financing mechanisms</u> within the CACUDB, as may be proposed by the city from time to time to offset the impacts of development in the County on city facilities. <u>Reciprocally and under the same conditions, the city will consider the collection of Development Impact Fees or other comparable financing mechanisms within the city to offset the impact of development within the city on County facilities.</u> <i>[New Policy]</i>.</p>			