

AMENDMENT 90-06

**MODIFICATION OF THE
STRATHMORE
LAND USE ELEMENT**



Approved: Tulare County Planning Commission
Resolution No. 6903 -- May 22, 1991

Approved: Tulare County Board of Supervisors
Resolution No. 91-1164 -- October 8, 1991

AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
- STRATHMORE COMMUNITY PLAN -
GPA 90-06

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan by modifying both the text and land use designation map of the 1989 *Strathmore Community Plan*.

II. SUPERSEDURE

This amendment supersedes the 1989 *Strathmore Community Plan* (adopted by the Tulare County Board of Supervisors on November 28, 1989, by Resolution No. 891552), as it pertains to the areas herein described. Unless otherwise noted, all policies and other information contained in the adopted *Strathmore Community Plan* (GPA 87-13) remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

A.) The text of the *Strathmore Community Plan* (GPA 87-13) is hereby revised as follows:

- 1) The following wording is added to Page 53 of the *Strathmore Community Plan* as Policy (e.) of Goal C, Objective 3 --

"Properties within contracted agricultural preserves shall be zoned AE-20 until they are removed from preserve status, at which time the zoning classification consistent with the relevant Community Plan land use designation (as shown on the Land Use/Zoning Consistency Matrix) may be applied to the property."

- 2) The following wording is added to Page 52 of the *Strathmore Community Plan* as Policy (g.) of Goal C, Objective 1 --

"Access for new and/or expanded industrial uses shall be directed to nonresidential streets wherever possible. New and/or expanded industrial uses shall contain visual and sound buffers (such as solid walls, fences, or equivalent landscape screening) to separate them from any nearby residentially-zoned areas." In order to assure compliance with these standards, the Site Review Combining (SR) Zone shall be combined with M-1 zoning on undeveloped industrially-designated parcels proximate to residential neighborhoods.

- 3) The following wording is added to Page 52 of the *Strathmore Community Plan* as Policy (h.) of Goal C, Objective 1 --

"The areas designated for Low Density Residential use, zoned Rural Residentially or Agriculturally at time of Plan adoption, and generally located in Strathmore's southeast portion (south

of Avenue 196 and east of Taylor Road), which contain animal/agricultural uses, consist of larger parcels, and/or are not served by public sewer and water services, shall be zoned RA-43 until such time as public services are available and more dense residential development is planned for and warranted, at which time the R-1 zoning classification will be appropriate. Similarly used properties (except that they are within the Strathmore Public Utility District [S.P.U.D.] service area) located at the northeast and northwest corners of Avenue 196 and Road 232 shall be zoned R-A until such time as animal/agricultural uses are no longer deemed desirable for that area.

4) The following wording is added to Page 54 of the *Strathmore Community Plan* as Policy (J.) of Goal D --

"The Site Review Combining Zone (SR) shall be attached to industrial, commercial, and multiple family zoning on properties located outside of the S.P.U.D. service boundary. The purpose of site plan review is to preclude such development until public sewer and water services are able to be provided, unless such development is found to be a very low water-using type (such as mini storage). The appropriateness of such potential development shall be determined by the Tulare County Site Plan Review Committee, which shall also be empowered to require storm water disposal facilities for the individual projects, if deemed necessary by the Tulare County Public Works Department."

5) The "Land Use/Zoning Consistency Matrix" (Table VI-1) is hereby modified as follows (which is shown on Exhibit "A"):

-- Add R-1 to and delete R-3 from the permitted zones for the "Medium Density Residential" designation;

-- Add C-1 and C-2 to the permitted zones for the "Public" designation (for public-type uses in the downtown commercial area);

-- Add M-2 to the permitted zones for the "Industrial" designation (for application to existing heavier industrial uses);

-- Add R-A-43* and R-A* to the permitted zones for the "Low Density Residential" designation (*as interim or holding zones for residential areas in which properties may contain animal and/or agricultural uses and are generally larger in size, with R-A-43* for those such properties that are not currently served by S.P.U.D. and R-A* for those that are currently served by S.P.U.D.).

B.) The 1989 *Strathmore Community Plan* Land Use Designation Map is hereby amended by changing the land use designations on the following properties (which are shown on the attached maps Exhibit "B"):

Area 1) Properties consisting of 18.1 acres+ located at the southeast corner of Road 228 and Avenue 200, from "General

Commercial", "High Density Residential", and "Medium Density Residential" to "Public".

Area 2) Property that consists of 2.5 acres+ located at the north-west corner of Meredith Drive and Harper Avenue, from "Medium Density Residential" to "Industrial".

Area 3) Property that consists of 0.40 acre+ located at the north-west corner of Avenue 196 and Road 228 from "Medium Density Residential" to "General Commercial".

Area 4) Property that consists of 20 acres+ located at the north-west corner of Road 228 and Avenue 194 from "Residential Reserve" to "Low Density Residential".

C.) The text of the Community Plan is hereby modified by changing the following wording:

Page 19, paragraph two under 'Domestic Water' shall read as follows:

"It is estimated that the S.P.U.D. community water system has a maximum water production capacity of approximately 15.4 million gallons per week, and current use is approximately 4.5 million gallons per week (during peak summer flows). These water usage figures indicate that approximately 29.2% of the estimated water capacity is currently utilized."

Page 68, the first two sentences under 'Water' shall read as follows:

"Currently, the water system is operating at approximately 29.2% of capacity (4.5 million gallons per week during peak summer flows). The water system has an estimated capacity of 15.4 million gallons per week, and it is anticipated that this capacity is adequate to meet the water demands through the planning period."

IV. IMPLEMENTATION

To implement the above changes to the Land Use Plan for the 1989 *Strathmore Community Plan*, certain changes in zoning will be necessary. Any such zoning changes necessitated by this amendment are incorporated into the recommended zoning reclassifications for the Strathmore Rezoning Study (Change of Zone No. PZ 90-34), which was processed in conjunction with the subject general plan amendment GPA 90-06.

GPA 90-06
Exhibit "A"

Strathmore Community Plan

Table VI-1
LAND USE/ZONING CONSISTENCY MATRIX

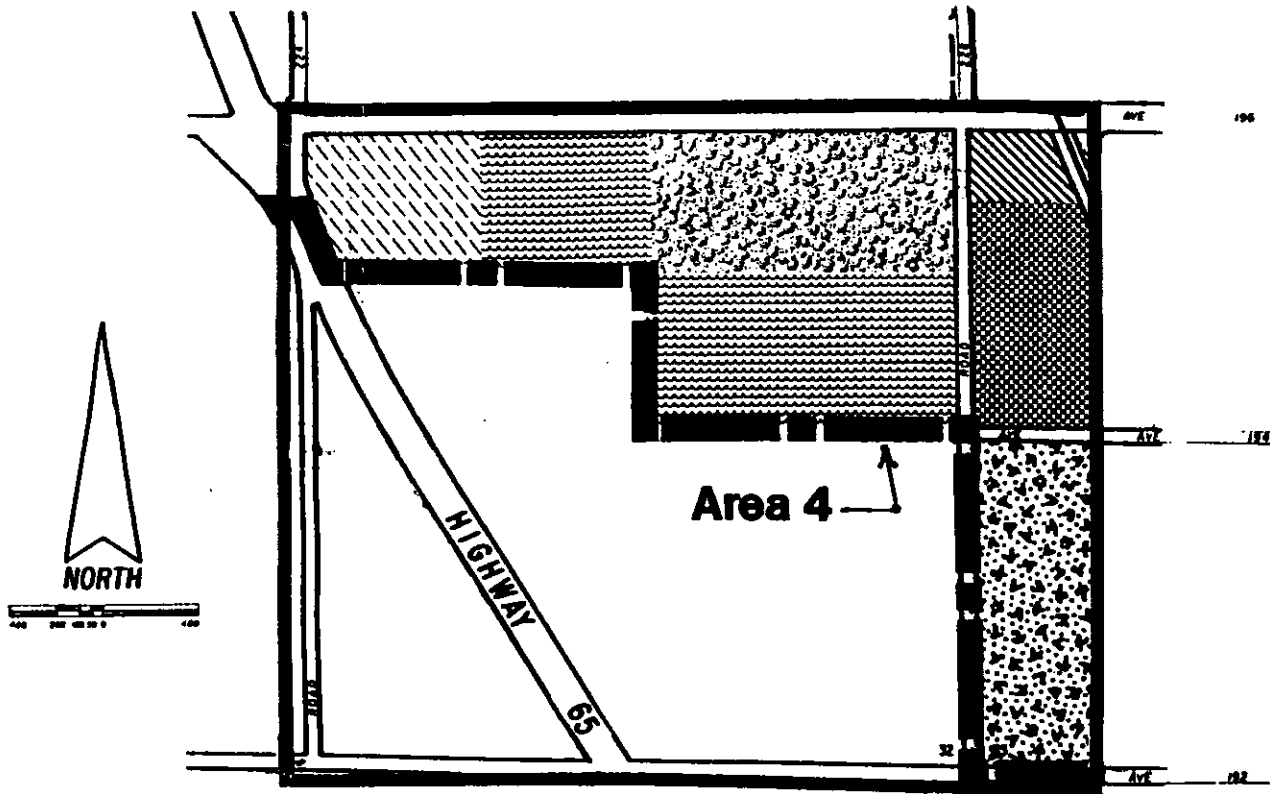
Land Use
Designation

Zoning Designations



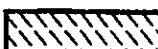



	R-1	R-2	R-3	PO	C-1	C-2	C-3	M-1	M-2	AE-20*	R-A-43*	R-A*
Low Density Residential	X										X	X
Medium Density Residential	X	X										X
High Density Residential			X									
Public	X	X	X		X	X						
Professional Office				X	X	X						
General Commercial					X	X	X					
Service Commercial						X	X					
Highway Commercial							X					
Industrial								X	X			
Residential Reserve										X		
Commercial Reserve										X		
Industrial Reserve										X		

- NOTES:
- (1) "X" denotes consistency between land use designation and zone district.
 - (2) A blank denotes lack of consistency between land use designation and zone district.
 - (*) Interim holding zone.

GENERAL PLAN AMENDMENT No. GPA 90-06 STRATHMORE COMMUNITY PLAN



LAND USE DESIGNATIONS

-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  SERVICE COMMERCIAL
-  GENERAL COMMERCIAL
-  RESIDENTIAL RESERVE
-  PUBLIC

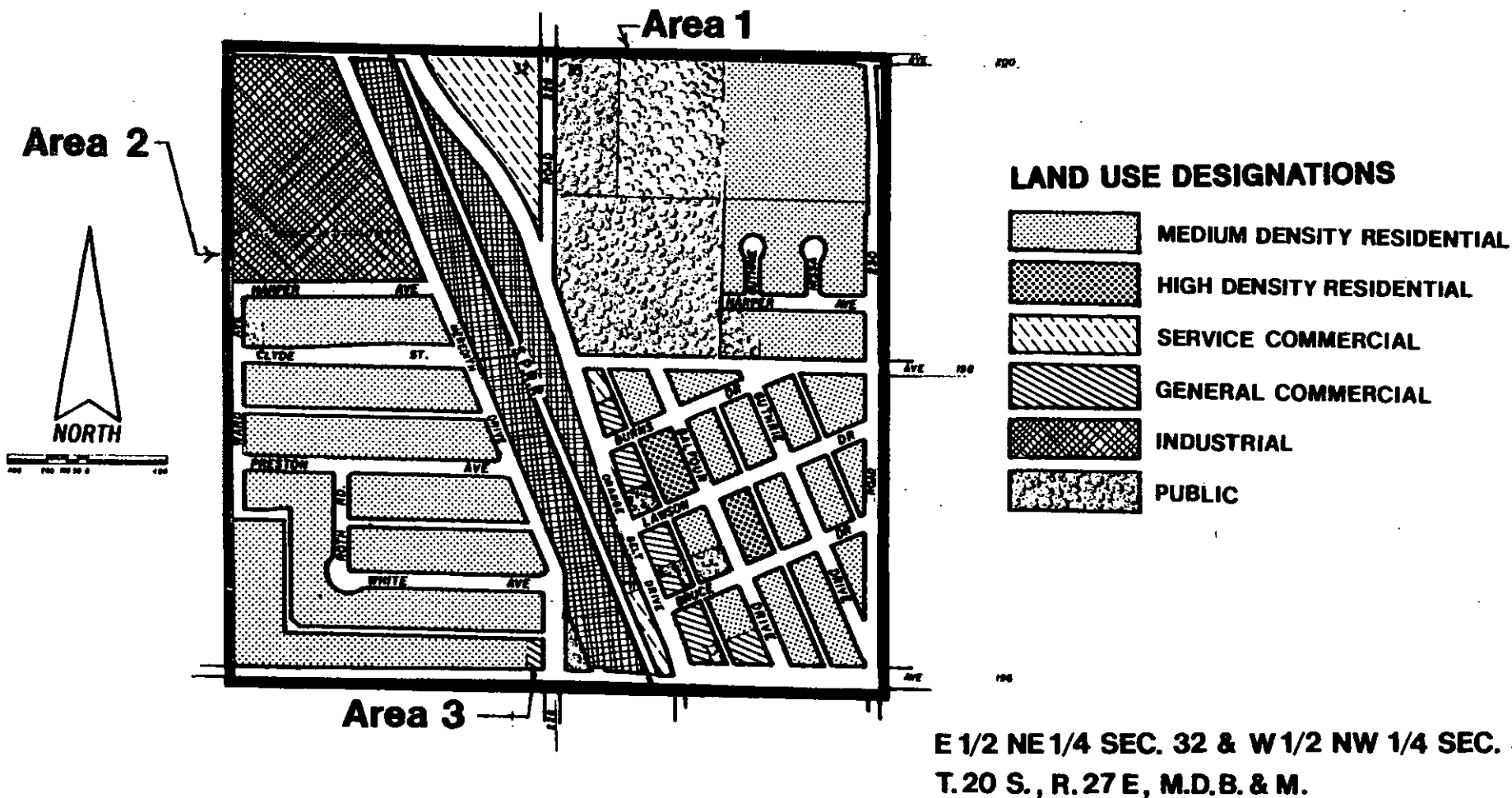
SE 1/4 SEC. 32

T. 20 S., R. 27 E., M.D.B. & M.

DATE	INITIAL	REVISION	APPROVED BY TULARE COUNTY PLANNING COMMISSION RESOLUTION NO. 6903 CERTIFIED <i>[Signature]</i> DATE 5/22/91	TULARE COUNTY GENERAL PLAN AMENDMENT 90-06 LAND USE	STRATHMORE
			ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 91-1164 CERTIFIED <i>[Signature]</i> DATE 10/8/91		



GENERAL PLAN AMENDMENT No. GPA 90-06 STRATHMORE COMMUNITY PLAN



DATE	INITIAL	REVISION	APPROVED BY TULARE COUNTY PLANNING COMMISSION RESOLUTION NO. 6903 CERTIFIED DATE 5/22/91	TULARE COUNTY GENERAL PLAN AMENDMENT 90-06	STRATHMORE LAND USE
			ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 91-1164 CERTIFIED DATE 10/18/91		



