

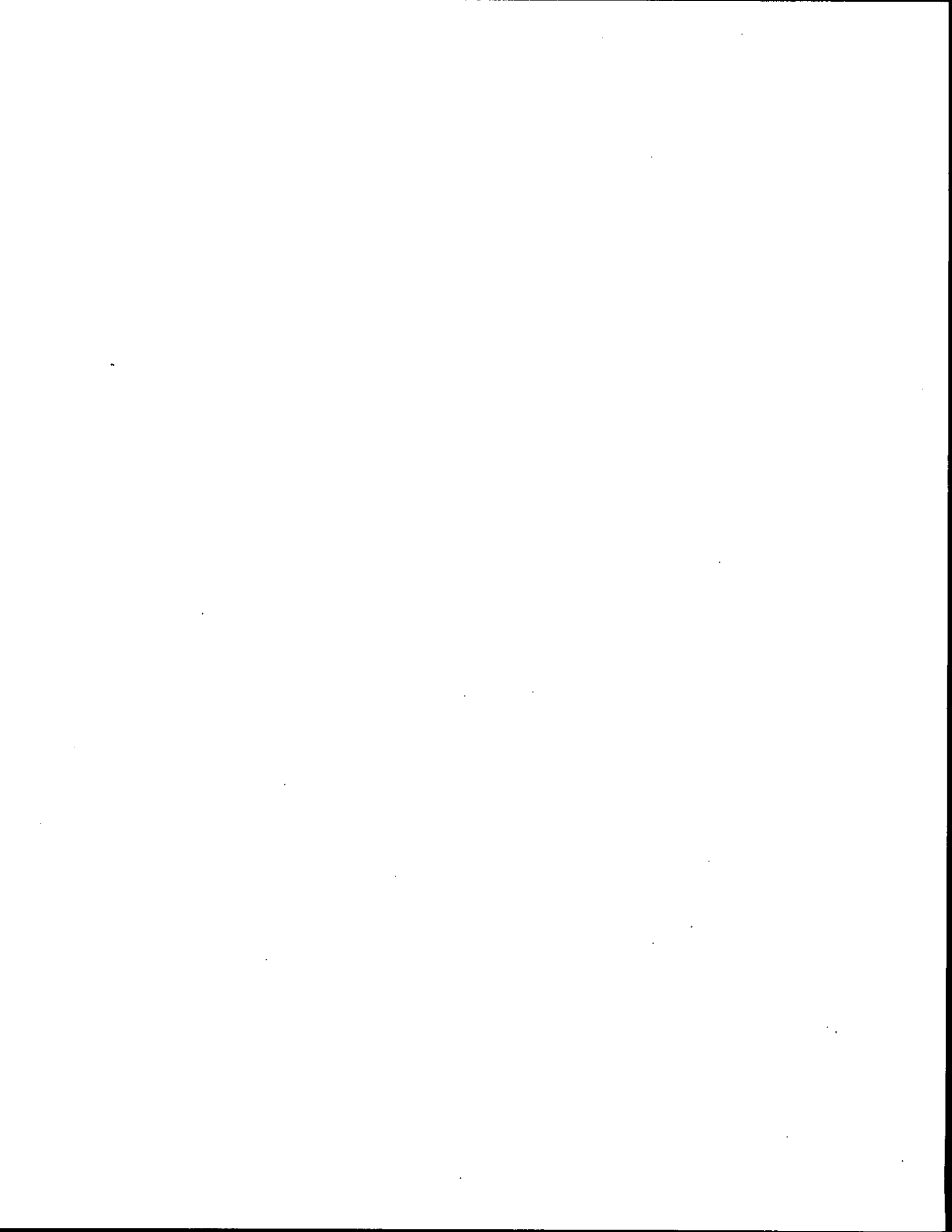
**AMENDMENT GPA 96-001**

# **LAND USE ELEMENT**

**STRATHMORE COMMUNITY PLAN**

Approved: Tulare County Planning Commission  
Resolution No. 7505 – May 22, 1996

Adopted: Tulare County Board of Supervisors  
Resolution No. 96-0502 – June 18, 1996



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
STRATHMORE COMMUNITY PLAN  
GPA 96-001

I. INTRODUCTION

This document amends the Strathmore Community Plan (GPA 87-13) by changing the land use designation from "Medium Density Residential-maximum 14 units per acre" and "Highway Commercial" to "Industrial Reserve" for a 15 acre portion of a 40 acre site located on the northeast corner of Road 224 and Avenue 196, in Strathmore, as shown on "Exhibit A Map".

II. SUPERSEDURE

This amendment supersedes the adopted Strathmore Community Plan Land Use Map for the subject site.

Unless otherwise noted herein or by previous amendment, all policies and other information contained in the adopted Plan (GPA 87-13) remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

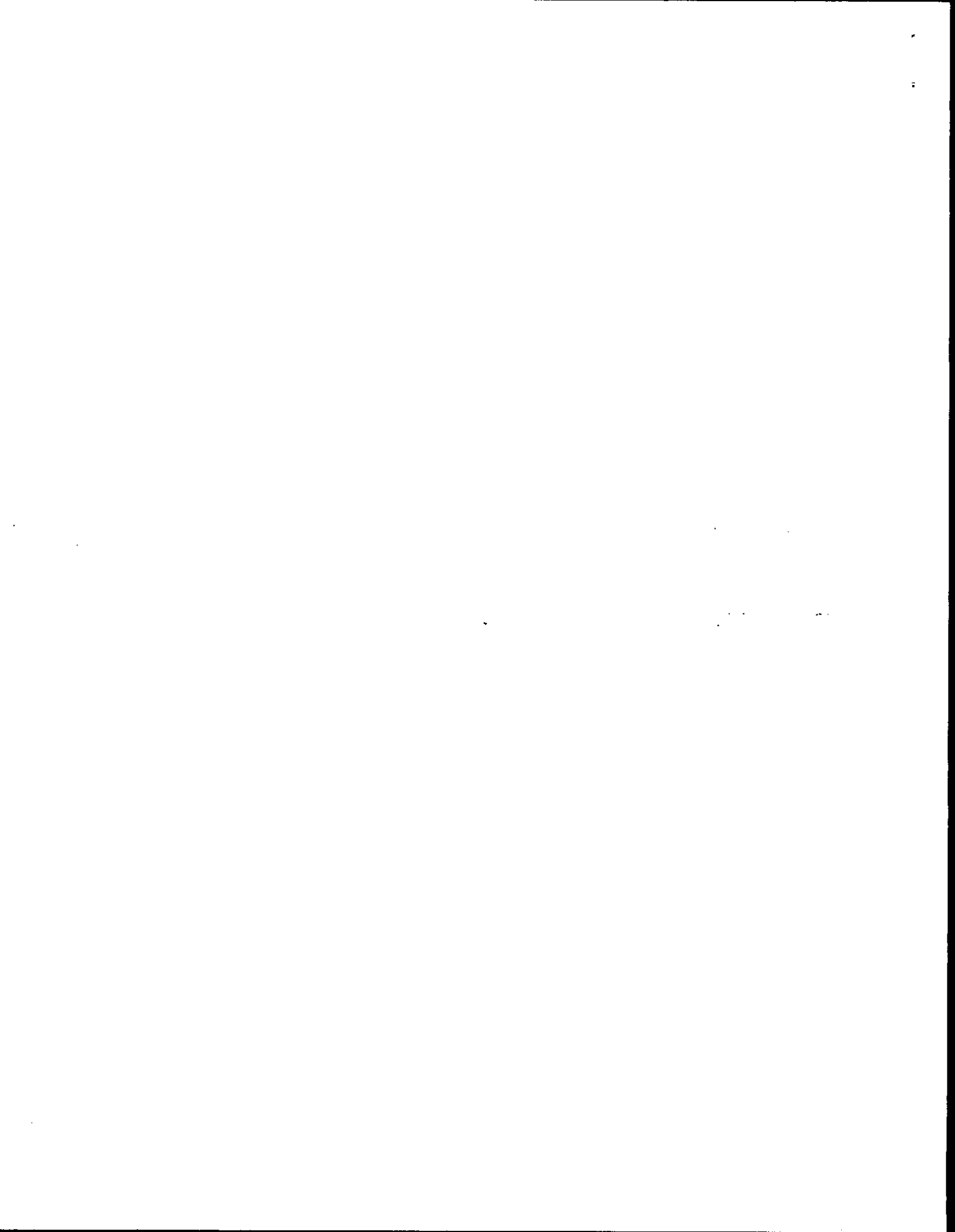
The 1988 Strathmore Community Plan Map (GPA 87-13) is hereby modified by changing the land use designation of the 15 acre portion of the 40 acre site from "Medium Density Residential-maximum 14 units per acre" and "Highway Commercial" to "Industrial Reserve". (See attached "Exhibit A Map")

IV. IMPLEMENTATION

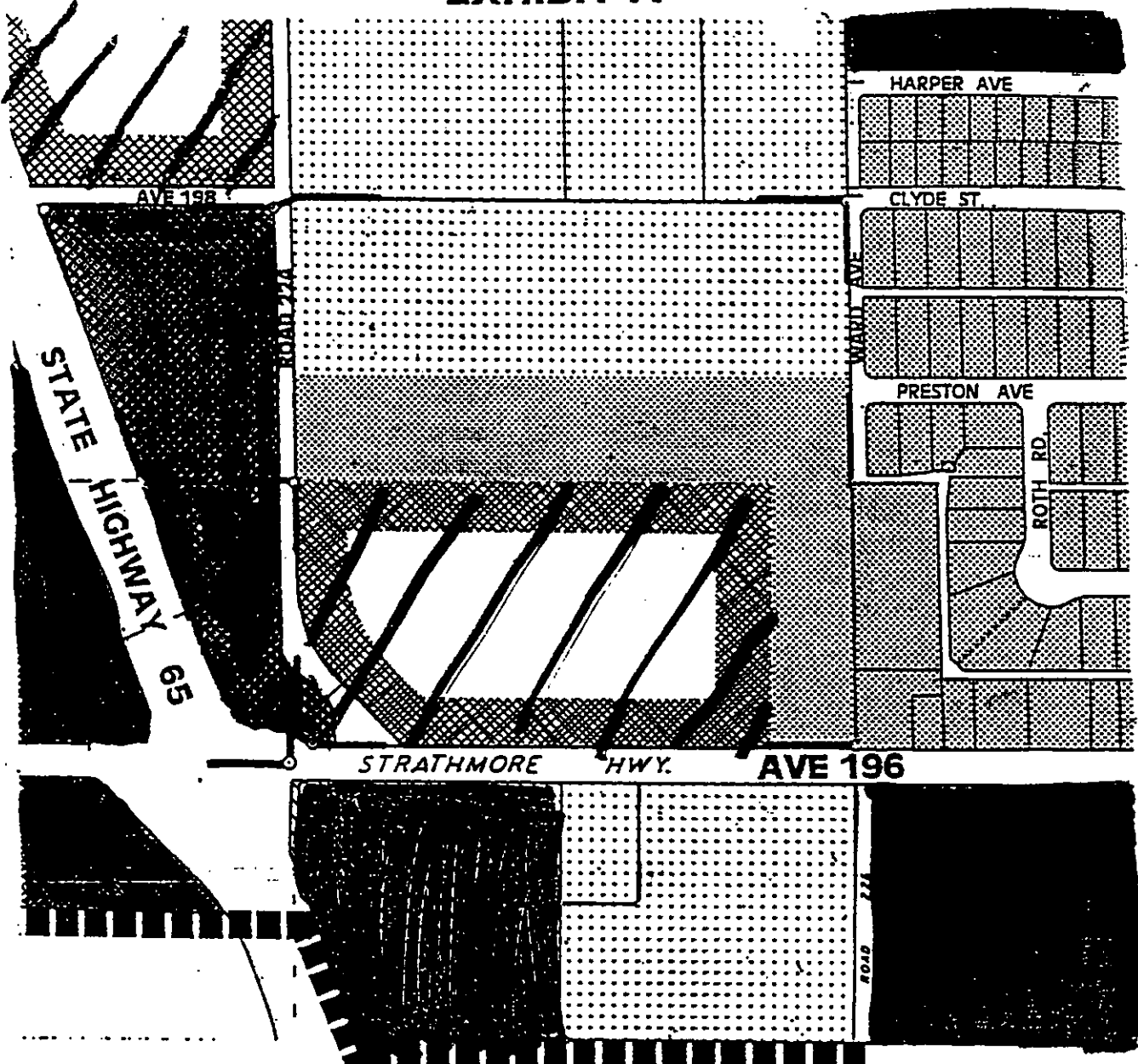
To implement the amendment in accordance with the Policy (c) under Goal C, Objective 3 of the Strathmore Community Plan as amended by GPA 93-003, the 15 acre portion of the property to be designated "Industry Reserve" shall remain zoned AE-20 (Exclusive Agricultural-20 acre minimum) until such time that the following criteria are met:

- "(1) The property is not subject to an agricultural preserve contract,
- (2) Urban services and infrastructure sufficient to serve a specific development project either are available or can be made available, as determined through the Site Plan Review or Planned Development process, and;
- (3) The property is contiguous on at least one side to existing urban development."

NOTE: Special Use Permit No. PSP 96-019 was considered concurrently with this plan amendment for the establishment of a packing facility on the same site. The project is allowed so long as it conforms to the agricultural zoning regulations and the overall land use plan for the community. In this instance, the long-term plan for the site is for development to either agricultural industry or manufacturing.



# EXHIBIT A



**RESIDENTIAL**



LOW DENSITY



MEDIUM DENSITY

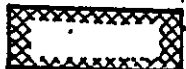
**COMMERCIAL**



HIGHWAY



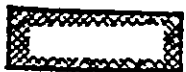
SERVICE



RESERVE



INDUSTRIAL



INDUSTRIAL RESERVE



PUBLIC



URBAN DEVELOPMENT BOUNDARY



NORTH  
1" = 400'

**STRATHMORE COMMUNITY PLAN**  
**LAND USE**  
**PSP 96-019**  
**GPA 96-001**

