

AMENDMENT 95-002

A MODIFICATION TO THE TRAVER COMMUNITY PLAN
AN ELEMENT THE TULARE COUNTY LAND USE ELEMENT

Approved: Tulare County Planning Commission
Resolution No. 7396 - June 14, 1995

Approved: Tulare County Board of Supervisors
Resolution 95-1273 - November 7, 1995

AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
TRAVER COMMUNITY PLAN
GPA 95-002

I. INTRODUCTION:

This document amends the text of the *Traver Community Plan*, an Element of the Tulare County General Plan.

II. SUPERSEDURE:

This document supersedes the 1989 *Traver Community Plan* (General Plan Amendment No. GPA 89-02, which was adopted by the Tulare County Board of Supervisors on July 18, 1989, by resolution No. 89-0947), as it pertains to the areas described herein. Unless otherwise noted, all policies and other information contained in the adopted 1989 *Traver Community Plan* remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT:

1. The following paragraph is added to Page 51 of the *Traver Community Plan* (7/18/89 version) as Implementation 10.12 under the heading Agricultural Lands:

10.12 Lands within agricultural preserve shall be placed in a holding zone (AE-40) until the land is not subject to agricultural preserve contract.

2. The following paragraph is added to Page 40 of the *Traver Community Plan* (7/18/89 version) as Policy 1.8 under the heading Land Use:

1.8 Any use, building or parcel previously and legally established that may not be expressly permitted by this plan in any given land use designation or the implementing zoning shall be allowed to continue in accordance with the County Zoning Ordinance.

3. The Zoning Consistency Matrix (Appendix A in the Plan) is hereby modified as follows (see Exhibit "A"):

-- Add AE-40 and delete AE-20 from the permitted zoned for the Quasi-Public, Residential, Residential Reserve, Commercial, Industrial and Industrial Reserve designations;

-- Add R-A to the permitted zone for Residential designation.

IV. IMPLEMENTATION:

To implement the above changes to the Land Use Plan for the 1989 *Traver Community Plan*, certain changes in zoning will be necessary, any such zoning changes necessitated by this amendment are incorporated into the zoning reclassifications adopted under the *Traver Rezoning Study* (Change of Zone No. PZ 95-001), which was processed in conjunction with this general plan amendment (GPA 95-002).

EXHIBIT "A"

LAND USE/ZONING CONSISTENCY MATRIX

TULARE COUNTY ZONING DISTRICT

<u>LAND USE DESIGNATION</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>Q</u>	<u>PQ</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>M-1</u>	<u>M-2</u>	<u>AE-40</u> <u>AE-20</u>	<u>RA</u>
	Quasi-Public	+	+	+	+	+						+
Residential (Medium Density)	+	+									+	+
Residential (Reserve)											+	
Commercial						+	+	+			+	
Industrial								+	+		+	
Industrial (Reserve)											+	

Note: "+" denotes consistency between land use designation and zone district;
a blank denotes lack of consistency.