

AMENDMENT GPA 01-004

LAND USE ELEMENT EXETER AREA PLAN

Approved: Tulare County Planning Commission
Resolution No. 7928 – March 13, 2002

Adopted: Tulare County Board of Supervisors
Resolution No. 2002-0174 – March 19, 2002

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
EXETER LAND USE PLAN
GPA 01-004**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the City of Exeter by changing the land use designation on approximately 40 acres of land from "Agricultural" to "Industrial".

II. BACKGROUND

The County of Tulare adopted a general plan for the Exeter area in 1964. The 1964 plan provided urban and agricultural land use designations, including residential reserve and industrial reserve land use designations. The 1964 plan included circulation designations for roadways within the plan area. The Urban Boundaries Element, adopted in 1974, established an Urban Area Boundary and urban Improvement Area around the City. Tulare County GPA 76-7C amended land use and circulation designations within the plan area, but did not affect urban boundaries. GPA 97-002, adopted May 5, 1998, amended the land use and urban boundaries elements to conform to city general plan (boundary) changes made by the City of Exeter in 1990.

On June 12, 2001, the Board of Supervisors authorized the applications, Lend Lease, Tri-Wall, Weyerhaeuser (Agent: Robert G. Dowds) to submit a request for General Plan Amendment and Change of Zone on the subject 40± acres, and this amendment is a result of that application.

The general plan amendment request is being made to allow the 40± acre site (35.56 acres net; 39.86 acres gross) to be rezoned to M-1 (Light Industrial) in order to allow the existing cardboard box manufacturing plan (on 25± acres) to be utilized for the manufacture of cardboard boxes for all types of products, instead of agricultural products only. Further, this amendment is to allow for further expansion of related business(es) on that and adjacent property (10± acres), the precise nature of which has yet to be determined.

III. SUPERSEDURE

This plan amendment supersedes, insofar as General Plan Land Use Designations are concerned, GPA 97-002, adopted May 5, 1998, for the subject property. No other map changes are made to the Exeter Plan area.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately 40 acres located on the west side of Anderson Road (Road 180), approximately ¼ mile south of Marinette Avenue (Avenue 288), one mile west of the City of Exeter from "Agricultural" to "Industrial". The property involved consists of all of Assessor's Parcel Number 133-040-25 (25.56 acres), and the southwest portion of Assessor's Parcel Number 133-040-26 (approximately 15 acres).

V. POLICIES

The following policies are address to the Exeter Area Plan:

1. The subject 40± acre site shall be rezoned from the AE-20 (Exclusive Agricultural – 20 acre minimum) Zone to the PD-M-1 (Planned Development – Light Manufacturing) Zone to assure appropriate site development occurs to standards needed for the site and surrounding area.
2. The Tulare County Development Standards have been adopted by the Planning Commission and utilized by the Board of Supervisors as policy to guide the development of property in Tulare County in a manner consistent with contemporary trends and to provide safeguards for health, safety and general welfare. These standards shall be utilized in whole or in part, and shall be amended as necessary, to provide improvement standards for on- and off-site improvements to be incorporated into any project or change in use on the site.

VI. REVIEW AND REVISION

General Plan land use designations and urban boundaries are subject to periodic review subsequent to the adoption of land use and boundary updates by the City of Exeter. Urban boundaries are subject to a five-year review cycle as provided by the Urban Boundaries Element. Review of the land use designations and boundaries adopted by GPA 01-004 will occur as the City revises its own general plan in response to the growth of the city and as changing local conditions dictate.

VII. IMPLEMENTATION

The following measures are added to the Exeter Area Plan to implement the policies made by GPA 01-004:

1. The existing AE-20 (Exclusive Agricultural – 20 acre minimum) Zoning on the site shall be converted to PD-M-1 (Planned Development – Light Manufacturing) Zoning.
2. Any new or expanded development or change in use of any portion of the property shall comply with the policies adopted herein.