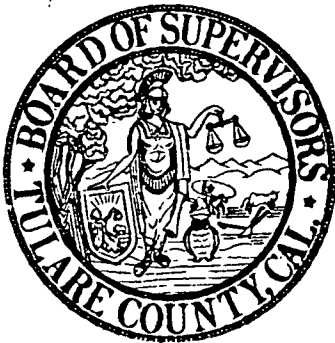


BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

AMENDMENT TO COUNTY ZONING)
 ORDINANCE 352, CONSISTENT WITH) Resolution No. 2018-0468
 THE PROPOSED THREE RIVERS)
 COMMUNITY PLAN 2018 UPDATE)
 (GPA 14-004))

UPON MOTION OF SUPERVISOR ENNIS, SECONDED BY SUPERVISOR VANDER POEL, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JUNE 12, 2018, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,
 AND ENNIS
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: NONE



ATTEST: MICHAEL C. SPATA
 COUNTY ADMINISTRATIVE OFFICER/
 CLERK, BOARD OF SUPERVISORS

BY: Mary Rocello
 Deputy Clerk

That the Board of Supervisors

1. Introduced and waived the first reading of Text Amendments to Section 18.9 of Tulare County Ordinance No. 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Three Rivers Community Plan 2018 Update as follows:
 - A. Zone Ordinance Amendment (PZC 17-047) to Section 18.9 of the Zoning Ordinance to adopt a Mixed-Use Overlay Combining Zone within Three Rivers;
 - B. Zone Ordinance Amendment (PZC 17-048) as set forth in the Zoning District Ordinance Map (Rezoning Plan), consistent with the Three Rivers Community Plan 2018 Update.

2. Approved the Ordinance Amendment summaries and directed the Clerk of the Board to publish such summaries and to post a certified copy of the complete ordinance five (5) days prior to the Ordinance Amendment adoption date (June 26, 2018) as required by Section 25124 et.seq.

3. Set the Public Hearing for June 26, 2018 at 9:30 a.m. or shortly thereafter as can be heard.

RMA

HAR
06/12/2018



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

J STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: June 12, 2018

Public Hearing Required	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
County Counsel Sign-Off	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Contract via Streamline	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Celeste Perez PHONE: 559-624-7010

SUBJECT: Amendments to County Zoning Ordinance No. 352, consistent with the proposed Three Rivers Community Plan 2018 Update (GPA 14-004).

REQUEST(S):

That the Board of Supervisors:
On June 12, 2018,

1. Introduce and waive the first reading of Text Amendments to Section 18.9 of Tulare County Ordinance No. 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Three Rivers Community Plan 2018 Update as follows:
 - A. Zone Ordinance Amendment (PZC 17-047) to Section 18.9 of the Zoning Ordinance to adopt a Mixed-Use Overlay Combining Zone within Three Rivers;
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2. Approve the Ordinance Amendment summaries and direct the Clerk of the Board to publish such summaries and to post a certified copy of the complete ordinance five (5) days prior to the Ordinance Amendment adoption date of June 26, 2018, as required by Section 25124 et. seq.

SUBJECT: Amendments to County Zoning Ordinance No. 352, consistent with the proposed Three Rivers Community Plan 2018 Update (GPA 14-004).
DATE: June 12, 2018

3. Set the Public Hearing for June 26, 2018 at 9:30 a.m., or shortly thereafter, as can be heard.

SUMMARY:

Community Plans are the blueprint for guiding growth and development in a community. They reflect the community's desire for their neighborhoods and designate land for the range of uses needed in a community, including housing, jobs, transportation and amenities. The existing 1980 Three Rivers Community Plan needs a comprehensive update to achieve consistency with the Tulare County General Plan 2030 Update (August 2012).

The Tulare County Board of Supervisors, on January 28, 2014, approved a General Plan Initiation (GPI) to update the Three Rivers Community Plan (Resolution Number 2014-0066).

The Draft Three Rivers Community Plan 2018 Update can be found at: <http://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/updated-community-plans/three-rivers-community-plan/three-rivers-community-plan-update/draft-three-rivers-community-plan-2018-update/>

The Draft Final Environmental Impact Report (FEIR) can be found at: <http://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/updated-community-plans/three-rivers-community-plan/three-rivers-community-plan-update/three-rivers-community-plan-update-final-eir/>

➤ **Community Outreach (2014-2018):**

Subsequent to the GPI in 2014, there has been extensive public outreach, with over thirty public meetings and/or workshops held in Three Rivers regarding the Three Rivers Community Plan 2018 Update. The first community meeting directed entirely to the Three Rivers Community Plan Update project was held at the Three Rivers Arts Building on February 4, 2014. The purpose of public workshops or community meetings is to engage in discussions with local residents and business owners regarding specific topics, e.g., Land Use Plan Update, Transportation and Circulation Plan Update, Flooding (FEMA/Zoning), Emergency Preparedness and Access, Development on Slopes, Development Standards, Water Quality and Quantity, Noise, CEQA Appendix G Considerations, and Oak Woodland Management. Public outreach efforts were held in several formats including regular monthly meetings held at the Three Rivers Arts Building on North Fork Drive, and attendance at Three Rivers Town Hall Meetings at Three Rivers Veteran's Memorial Building, located at 43490 Sierra Drive in Three Rivers.

Publicity for meeting times and locations generally consisted of e-mail noticing, citizens distributing information through electronic media, and the establishment of a comprehensive website dedicated to all matters relating to the community plan update. The Three Rivers Community Plan Update Website contains all the monthly meeting agendas and attachments for the meetings, as well as a library of documents for planning consideration and can be found at:

<http://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/updated-community-plans/three-rivers-community-plan/>

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Over 75 hours of staff outreach were dedicated to public meetings between January 2014 and April 2016, while the Tulare County Resource Management Agency was concurrently updating 21 other Community, Hamlet and Legacy Plans in Tulare County. Each meeting ran for generally 2 hours, and the proposed Community Plan is a result of such public outreach efforts.

The Proposed Three Rivers Community Plan 2018 Update is consistent with the Tulare County General Plan 2030 Update (2012) and will include the following primary goals and objectives:

1. **Land Use and Environmental Planning** – Promote the balanced maintenance of a rural atmosphere, protection of natural, visual, cultural and archaeological resources, an appropriate scale of development consistent with the historical rural character of the community, and adequate context sensitive community infrastructure to the extent feasible, as allowed by law in order to implement the following General Plan goals:
 - a) To direct and coordinate balanced future planning decisions that will guide the physical changes in the community while protecting existing natural, visual, cultural and archaeological resources to the extent feasible as allowed by law.
 - b) Ensure the text and mapping of the Community Plan Designations and Zoning Districts address various development matters, such as recognizing Non-Conforming Use activities and facilitating economic development opportunities;
 - c) Encourage infill development within Urban Development Boundaries, thereby discouraging leapfrog development within Tulare County;
 - d) Reduce vehicle miles travelled throughout the County, thereby positively affecting air quality and greenhouse gas reduction; and
 - e) Improve the circulation system within this community, including, but not limited to, laying the groundwork for the construction of key projects, such as Safe Routes to Schools, Complete Streets, and Bike Lanes/Pedestrian Paths.
2. **Economic Development** – Promote development in order to implement the following General Plan goals:
 - a) Enhance target marketing capabilities for the community;
 - b) Enhance tourism and film activities; and
 - c) Enhance opportunities for community economic development.
3. **Three Rivers Community Plan Vision Statements** - The Community Plan provides appropriate direction to help guide balanced public and private decisions affecting the community including provisions for the overall direction, density, type of growth and protection of the natural environment that is consistent with the Tulare County General Plan and balanced with needs and desires of the Three Rivers Community to maintain its rural character and recognition as a gateway community to Sequoia National Park. The following community vision statements were developed by the community and form the basis for the goals, policies and objectives contained in the plan:
 - Create a Town Center or centers with a concentration of Commercial, Retail and Social Uses to help strengthen Three Rivers as a Livable Community.
 - Establish standards for signage that balance practical business considerations with community design standards.

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- Develop Noise Standards reflective of a Foothill and Canyon Community Environment.
- Establish standards for fences.
- Apply Rural Compatibility Standards through the County Project Review Committee process.
- Establish Lighting Standards for Dark Sky Conservation and Protection.
- Protect and Preserve Oak, Sycamore and Cottonwood Woodlands.
- Preserve Visual Resources, including Viewsheds and Ridgelines.
- Preserve Historical, Cultural and Archaeological Resources including the Kaweah Post Office, Historical Bridges, and Native American Cultural Resources.
- Provide Land Uses consistent with Community Character including an Urban Development Boundary (UDB) that is contiguous with the existing Planning Area Boundary.
- Ensure adequate land use supplies for residential, commercial, industrial, and public uses to accommodate future growth and ensure the community's economic viability.
- Manage growth.
- Ensure compatibility between land use types and intensities.
- Encourage a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employees.
- Ensure that future development is compatible with existing development and the natural environment.
- Establish Rural Compatibility standards.
- Establish Vegetation standards.
- Establish Setback standards for residential development.
- Establish Streetscape guidelines for roadways, paths and sidewalks.
- Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access.
- Develop a Community Park.
- Preserve the Kaweah River, in its natural course through the community.

Table 1 in the Three Rivers Community Plan provides a demonstration as to how the community vision is implemented through the Three Rivers Community Plan policy plan and implementation strategies.

➤ **General Plan Amendments**

The Proposed Three Rivers Community Plan 2018 Update is intended to update the existing 1980 Community Plan for Three Rivers, as amended, adopted by the Board of Supervisors on May 20, 1980 (Resolution No. 80-1255). The proposed General Plan Amendment implements the Tulare County General Plan:

Planning Framework Element (Urban Boundaries). The Planning Framework Element is revised to update the Urban Development Boundary for Three Rivers Part 1, of the Tulare County General Plan. (No major changes, minor alignments to geo-rectify to section lines, parcel lines, or zoning districts)

Open Space Element. The Environmental Resources Management Element is amended to revise the "Urban Expansion Area" designation on the Open Space Map Part 1, Figure 8-1 of the Tulare County General Plan to reflect the area within the revised Urban Development Boundary of Three Rivers.

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Land Use, Transportation and Circulation Elements Part 1. This Plan Amendment incorporates the following: The County’s General Plan land use designations, circulation functional classification, and development policies into the Three Rivers Plan.

Community Plan Updates Part III. The 1980 Community Plan for Three Rivers as amended is updated with the proposed amendments.

➤ **Zone Ordinance Amendments**

Section 18.9: “MU” Mixed-Use Combining Zone. This amendment will establish the Mixed-Use Combining Zone(s) within the UDB of Three Rivers. Currently, this overlay zone applies to 29 communities including Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem. The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, a mixed use can allow for decreased vehicle miles traveled if residential uses are mixed with uses for employment.

➤ **Ordinance No. 352: Zoning District Ordinance Map:** This amendment to the Zoning District Ordinance Map will rezone properties within the Three Rivers UDB to be consistent with the Three Rivers Community Plan 2018 Update. Existing Zone Districts within the Three Rivers UDB are listed in Table 1. The Zone Districts proposed as part of the Three Rivers Community Plan 2018 Update are listed in Table 2.

R-1-20 (Single Family 20,000 sq ft minimum)	AE (Exclusive Agriculture)
R-1-43 (Single Family Residential 43,000 sq ft minimum)	AE-20 (Agriculture – 20 acre minimum)
R-3 (Multiple-Family)	AE-80 (Agriculture – 80 acre minimum)
R-A-217 (Rural Residential 217,000 sq ft minimum)	AF (Foothill Agriculture)
R-A-43 (Rural Residential 43,000 sq ft minimum)	C-2-SC (General Commercial – Scenic Corridor Combining)
R-A-43-F-2 (Rural Residential 43,000 sq ft minimum Secondary Flood Plan Combining)	C-2-SC-F-2 (General Commercial – Scenic Corridor Combining – Second Flood Plain)
R-A-43 (Rural Residential 43,000 sq ft minimum)	C-2-SC-SR
R-A-M43-F-2 (Rural Residential 43,000 sq ft minimum Secondary Flood Plan Combining)	F-1 (Primary Flood Plain)
R-A-M-43 (Rural Residential Mobilehome 43,000 sq ft minimum)	O (Recreation)
R-A-M-43-F-2 (Rural Residential Mobilehome 43,000 sq ft minimum Secondary Flood Plan Combining)	PD-C-2-SC (Planned Development - General Commercial – Scenic Corridor Combining)
R-O-43 (Single Family Estate 43,000 sq ft minimum)	PD-CO (Planned Development – Commercial Recreation)
R-O-44 (Single Family Estate 44,000 sq ft minimum)	PD-M-1 (Planned Development – Light Manufacturing)

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Table 2 – Proposed Zone Districts	
R-1-20 (Single Family 20,000 sq ft minimum)	AE-20 (Agriculture – 20 acre minimum)
R-1-43 (Single Family Residential 43,000 sq ft minimum)	AE-80 (Agriculture – 80 acre minimum)
R-3 (Multiple-Family)	AF (Foothill Agriculture)
R-A-217 (Rural Residential 217,000 sq ft minimum)	C-2-MU-SC (General Commercial – Mixed Use – Scenic Corridor Combining)
R-A-43 (Rural Residential 43,000 sq ft minimum)	C-2-SC (General Commercial – Scenic Corridor Combining)
R-A-43-F-2 (Rural Residential 43,000 sq ft minimum Secondary Flood Plan Combining)	C-2-SC-F-2 (General Commercial – Scenic Corridor Combining – Secondary Flood Plain)
R-A-43 (Rural Residential 43,000 sq ft minimum)	C-2-SC-SR
R-A-43-F-2 (Rural Residential 43,000 sq ft minimum Secondary Flood Plan Combining)	F-1 (Primary Flood Plain)
R-A-M-43 (Rural Residential Mobilehome 43,000 sq ft minimum)	O (Recreation)
R-A-M-43-F-2 (Rural Residential Mobilehome 43,000 sq ft minimum Secondary Flood Plan Combining)	PD-C-2-SC (Planned Development - General Commercial – Scenic Corridor Combining)
R-O-43 (Single Family Estate 43,000 sq ft minimum)	PD-CO (Planned Development – Commercial Recreation)
R-O-44 (Single Family Estate 44,000 sq ft minimum)	PD-M-1 (Planned Development – Light Manufacturing)
AE (Exclusive Agriculture)	C-2-MU (General Commercial - Mixed Use)

➤ **Entitlement(s):**

The Zoning Districts applied to the Three Rivers Community Plan 2018 Update are as follows:

The **MU (Mixed-Use) Combining Zone** allows a mix of uses that promotes flexibility in the types of entitlements that can be issued. All uses outlined in the C-2, R-1, R-2, and R-3 uses are allowed.

The **R-1-20 (Single-Family-20,000 Square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent location or One-Family manufactured home installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection G of this Section. Private garages to accommodate not more than three (3) cars.

The **R-1-43 (Single-Family-43,000 Square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent location or One-Family manufactured home installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection G of this Section. Private garages to accommodate not more than three (3) cars.

The **R-3 (Multiple-Family) Zone** allows any use permitted in the "R-2" Two-Family Zone. Multiple dwellings; provided, however, that if more than four (4) dwelling units are proposed to be constructed on one (1) lot, the construction of such units shall be subject to approval of a site plan pursuant to the procedure set forth in Paragraph 1 of Subsection G of Section 16.2 of this Ordinance.

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The **R-A-217 (Rural Residential-217,000 Square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the building therefor are not located within the required front, side, or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on site of ten (10) acres or more. Private garages to accommodate not more than three (3) cars.

The **R-A-43 (Rural Residential-43,000 Square Feet) Minimum Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the building therefor are not located within the required front, side, or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on-site of ten (10) acres or more. Private garages to accommodate not more than three (3) cars.

The **R-A-43-F-2 (Rural Residential-43,000 Square Feet Minimum-Secondary Flood Plain) Combining Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the building therefor are not located within the required front, side, or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on site of ten (10) acres or more. Private garages to accommodate not more than three (3) cars.

The **R-A-M-43 (Rural Residential-Special Mobilehome-43,000 Square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the building therefor are not located within the required front, side, or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on site of ten (10) acres or more. Private garages to accommodate not more than three (3) cars. **Special Mobilehome** provides for mobilehome use in communities and rural areas where, under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable.

The **R-A-M-43-F-2 (Rural Residential-Special Mobilehome-43,000 Square Feet Minimum-Secondary Flood Plain) Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Additional housing for not more than nine (9) farmworkers and employees who work on the property, provided that the building therefor are not located within the required front, side, or rear yard areas, and provided further that such housing for farmworkers or employees be permitted on site of ten (10) acres or more. Private garages to accommodate not more than three (3) cars. **Special Mobilehome** provides for mobilehome use in communities and rural areas where, under

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certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable. **Secondary Flood Plain** shall be the protection of life and property from the hazards and damages which may result from flood waters of the selected flood magnitude. This zone is intended for application to those areas of the County which lie within the fringe area of the flood plain and are subject to less severe inundation during flooding conditions than occurring in the F-1 Zone.

The **R-O-43 (Single-Family Estate-43,000 square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Private garages to accommodate not more than four (4) cars.

The **R-O-44 (Single-Family Estate-44,000 square Feet Minimum) Zone** allows One-family dwelling of a permanent character placed in permanent locations or One-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, which comply with Subsection H of this Section. Private garages to accommodate not more than four (4) cars.

The **C-2-MU-SC (General Commercial-Mixed Use-Scenic Corridor) Combining Zone** is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sales. **Scenic Corridor** shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads.

The **C-2-SC (General Commercial-Scenic Corridor) Combining Zone** is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sales. **Scenic Corridor** shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads. Scenic Corridor shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads.

The **C-2-SC-F-2 (General Commercial-Scenic Corridor- Secondary Flood Plain) Combining Zone** is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sales. **Scenic Corridor** shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads. **Secondary Flood Plain** shall be the protection of life and property from the hazards and damages which may result from flood waters of the selected flood magnitude. This zone is intended for application to those areas of the County which lie within the fringe area of the flood plain and are subject to less severe inundation during flooding conditions than occurring in the F-1 Zone.

The **C-2-SC-SR (General Commercial-Scenic Corridor-Site Review) Combining Zone** is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution

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and retail sales. **Scenic Corridor** shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads. **Site Plan Review** is to enable the county to make a finding that proposed development is in conformity with the provisions of this ordinance and the goals and objectives of the General Plan. The Site Plan Review process is further intended to provide a means whereby the Planning Department, Public Works Department, Building Department, Public Health Department, and Fire Warden's Office may establish consistent, uniform requirements of development projects.

The **F-1 (Primary Flood Plain) Zone** shall be the prevention of loss of life, the minimization of property damage, and the maintenance of satisfactory conveyance capacities of waterways through the prevention of encroachments by obstructions in the floodway, which may diminish the ability of the floodway to carry overloads during periods of flooding. This Zone is to be used in concert with the flood damage prevention regulations established in Chapter 8 of Part VII of the Ordinance Code of Tulare County. However, it shall only be delineated on the County Zoning Map when necessary to conform to the County General Plan or when necessary to establish flood plain regulations after completion of a Federal project report pursuant to Section 8411 of the California Water Code.

The **O (Recreation) Zone** allows any use permitted in the R-3, Multiple-Family Zone. Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber and the operation of plant nurseries and greenhouses for producing trees, vines and other horticultural stock. Other uses include raising of sheep, goats, horses, mules, bovine animals, and other similar domesticated quadrupeds, Grocery Store, Guest Ranch, Motel, Restaurant, Retail sales and stores, Service Station.

The **PD-C-2-SC (Planned Development-General Commercial-Scenic Corridor) Combining Zone** provides for design flexibility in single-family, multi-family, commercial, professional, industrial, and mixed-use developments. **General Commercial** is intended for retail stores and businesses, which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sales. **Scenic Corridor** shall preserve and protect the scenic quality of the immediately visible land area adjacent to those scenic highways and scenic roads established by the Tulare County General Plan, and to prevent visual obstructions of the extended view from such scenic highways and roads.

The **PD-CO (Planned Development-Commercial Recreation) Zone** provides for design flexibility in single-family, multi-family, commercial, professional, industrial, and mixed-use developments.

The **PD-M-1 (Planned Development-Light Manufacturing) Zone** Light Manufacturing provides for design flexibility in single-family, multi-family, commercial, professional, industrial, and mixed-use developments. **Light Manufacturing** is intended for establishments engaged in the manufacturing, assembling, packaging, treatment and processing of products other than those which may be obnoxious or offensive by reason of emission, odor, dust, smoke, gas, noise, or other similar causes.

The **AE (Exclusive Agricultural) Zone** is an exclusive zone for intensive and extensive agricultural uses and for those uses, which are a necessary and integral part of intensive and extensive agricultural operations.

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The **AE-20 (Exclusive Agricultural – 20-Acre Minimum) Zone** is an exclusive zone for intensive and extensive agricultural uses and for those uses, which are a necessary and integral part of intensive and extensive agricultural operations.

The **AE-80 (Exclusive Agricultural – 80-Acre Minimum) Zone** is an exclusive zone for intensive and extensive agricultural uses and for those uses, which are a necessary and integral part of intensive and extensive agricultural operations.

The **AF (Foothill Agricultural) Zone** is an exclusive zone for intensive and extensive foothill agricultural uses and for those uses, which are a necessary and integral part of intensive and extensive foothill agricultural operations.

➤ **General Plan Consistency:**

The County's General Plan Amendment Policy provides that *the Board shall, among other considerations give consideration as to the public need or necessity of the amendment and whether the proposed amendment would further the goals, objectives, policies of the general plan and not obstruct their attainment.* (Policies and Procedures 391).

The proposed Three Rivers Community Plan 2018 Update is consistent with, and implements, the following applicable Tulare County General Plan Policies:

➤ **Planning Framework:**

PF-2.4 – Community Plans:

The County shall ensure that community plans are prepared, updated, and maintained for each of the communities. These plans shall include the entire area within the community's UDB and shall address the community's short and long-term ability to provide necessary urban services.

PF-2.5 – Collaborative Community Planning Partnerships:

The County should encourage establishment of collaborative partnerships for the preparation of community plan updates where one or more applicants are willing to fund the update, regardless of the position of the community on the community plan priority list. Requirements for new town development shall be utilized to guide such private/public joint planning efforts.

PF-2.6 – Land Use Consistency:

The County shall require all community plans, when updated, to use the same land use designations as used in this Countywide General Plan (See Chapter 4-Land Use). All community plans shall also utilize a similar format and content. The content may change due to the new requirements such as Global Climate Change and Livable Community Concepts. Changes to this format may be considered for unique and special circumstances as determined appropriate by the County.

PF-2.9 – Zoning in Communities:

The County shall maintain zoning that is consistent with the adopted Community Plan Land Use Diagram in accordance with California Code § 65103.

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LU-1.2 – Innovative Development:

The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, Mixed Use projects, and other innovative development and planning techniques.

LU-7.3 – Friendly Streets:

The County shall encourage new streets within UDBs to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian and cyclist environments.

TC-1.16 – County Level of Service (LOS) Standards:

The County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of "D" or better in accordance with the LOS definitions established by the Highway Capacity Manual.

TC-5.2 – Consider Non-Motorized Modes in Planning and Development:

The County shall consider incorporating facilities for non-motorized users, such as bike routes, sidewalks, and trails when constructing or improving transportation facilities and when reviewing new development proposals. For developments with 50 or more dwelling units or non-residential projects with an equivalent travel demand, the feasibility of such facilities shall be evaluated.

➤ **Agricultural Preserves And Williamson Act Contracts**

The Three Rivers UDB contains parcels that are within agricultural preserves, under land conservation contracts (Williamson Act). These parcels may be zoned for urban type uses, however, the property owner is still bound by contract restrictions and uniform rules regarding the types of uses allowed on the property.

➤ **Environmental Summary:**

Environmental Impact Report (EIR) consistent with the California Environment Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14 Cal. Code Regulations, Section 15090, (State Clearinghouse # 2016051023).

The Environmental Assessment Officer has approved the Draft Environmental Impact Report (DEIR) and Mitigation Monitoring and Reporting Plan (MMRP) for public review indicating an Environmental Impact Report (EIR) is the appropriate environmental document for the project and that the proposed project(s) would not have the potential to result in a significant effect on the environment and, and such, does not require a Statement of Overriding Consideration (SOC). The notice for the Three Rivers Community Plan 2018 Update and Rezoning was published, and the Draft EIR was circulated through the State Clearinghouse for a 45-day review period that started on December 29, 2018 to February 12, 2018, and a revised notice was published to extend the review period additional 30-days from February 12, 2018 to March 14, 2018. The Notice of Public Hearing and Completion of Environmental Documents (Final EIR) were published on May 18, 2018, twelve (12) days before the scheduled Planning Commission public hearing held on May 30, 2018. The Planning Commission with a vote 7-0 recommended certification and approval of the FEIR on May 30, 2018, by PC Resolution No. 9464.

SUBJECT: Amendments to County Zoning Ordinance No. 352, consistent with the proposed Three Rivers Community Plan 2018 Update (GPA 14-004).

DATE: June 12, 2018

FISCAL IMPACT/FINANCING:

There is no additional Net County Cost.


The Three Rivers Community Plan 2018 Update was funded through FY 2016/17 and FY 2017/18 adopted budgets.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the "Economic Well Being Initiative - to promote economic development opportunities, effective growth management and a quality standard of living." The requested zone change amendment helps encourage growth consistent with the County General Plan.

ADMINISTRATIVE SIGN-OFF:


Michael Washam
Associate Director


Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment(s)

Ordinance Amendments and Amended Zoning Maps

Attachment No. 1 – Planning Commission Resolution 9459-Section 18.9 Mixed Use Overlay Combining Zone
Exhibit "A" – "Mixed Use" Section 18.9 Summary Ordinance

Attachment No. 2 – Planning Commission Resolution 9460-Zoning Ordinance District Maps
Exhibit "A" – Zoning Ordinance District Maps (PZC 17-048)
Exhibit "B" – Zoning District Summary Ordinance

Ordinance Amendments and Amended Zoning Maps

Attachment No. 1 – Planning Commission Resolution 9459, Section 18.9 Mixed Use Zoning

Exhibit "A" – Summary Ordinance, Section 18.9 "Mixed Use"

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT TO SECTION 18.9)
OF ORDINANCE NO. 352 TO ESTABLISH A MIXED-USE)
COMBINING ZONE WITHIN THE THREE RIVERS URBAN) RESOLUTION NO. 9459
DEVELOPMENT BOUNDARY, AS PROPOSED IN CHANGE)
OF ZONE NO. PZC 17-047.)

Resolution of the Tulare County Planning Commission recommending that the Board of Supervisors amend Section 18.9: "MU" Mixed-Use Combining Zone of Ordinance No. 352, the Zoning Ordinance, as set forth in attached Exhibit A, to establish a Mixed-Use Overlay Combining Zoning District within the Three Rivers Urban Development Boundary, consistent with the Three Rivers Community Plan 2018 Update.

WHEREAS, the proposed Zoning Ordinance Amendment was initiated by the Tulare County Board of Supervisors as part of the General Plan Initiation (GPI 13-004) request for the Three Rivers Community Plan Update on January 28, 2014 by Resolution No. 2014-0066; and

WHEREAS, a petition has been filed pursuant to the regulations contained in Section 17 of the Ordinance No. 352, and

WHEREAS, the Planning Commission has given notice of the Ordinance amendment as provided in Section 18 of County Ordinance No. 352 and Section 65854 of the Government Code of the State of California, and

WHEREAS, staff has performed necessary investigations, prepared a written report (made a part hereof), and recommended approval of this Zoning Ordinance amendment, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on May 30, 2018, and

WHEREAS, at that meeting of the Planning Commission public testimony was received by and recorded from Greg Schwaller, Laurie Schwaller, David Wood, Cindy Howell Oviedo, and Cheryl Lindy Sullivan in opposition to the (Project).

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that it has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) and proposed amendment to Section 18.9 "MU" Mixed-Use Combining Zone to establish a Mixed-Use Combining Zoning District within the Three Rivers Urban Development Boundary, together with all comments received during the public review process, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, prior to taking action on the zone change.

B. This Planning Commission hereby determines the following findings were relevant in evaluating this application:

1. The Tulare County Board of Supervisors, by Resolution No. 2014-0066, initiated action to amend the Tulare County General Plan for the Three Rivers community pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California.
2. The purpose of this proposal is to obtain the appropriate zoning consistent with the Three Rivers Community Plan 2018 Update and to promote sustainability through mixed land uses while providing economic development and prosperity in the Community of Three Rivers.
3. The purpose of this Mixed-Use Combining Zoning District is to provide design flexibility, streamline the approval process, promote economic development, and reduce vehicles miles traveled by locating residential uses within proximity of employment areas.
4. Section 18.9 has currently established additional Mixed-Use Combining Zoning District uses in 29 Community, Hamlets, and Legacy Boundaries in Tulare County. The community of Three Rivers will be added.
5. Within the Mixed-Use Overlay Zoning District, all uses outlined in the M-1, C-3, C-2, R-1, R-2, and R-3 uses are allowed. Uses and activities that are found by the Planning Director to be similar to, and compatible with, those specific zoning districts are also allowed. Uses and activities determined to be compatible by the Planning Commission and the Board of Supervisors with the above-mentioned zoning districts are also allowed.
6. All conditional uses allowed in the M-1, C-3, C-2, R-1, R-2, and R-3 zoning districts shall also be allowed by right with the exception of the following uses and combination of uses: Auto wrecking and Residential, Battery Manufacture and Residential or Commercial, Biomass Fuel Production and Residential, Flammable Liquids over 10,000 gallons, Hazardous Waste Facility, Planing Mills and Residential or Commercial, Sand blasting, Slaughterhouse and Residential, Solid Waste Recycling and Residential, Super service stations and Residential, Airport, and Heliport.
7. All uses shall be non-detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the community, or to the general welfare of the county. All uses shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations and other hazards. All allowed uses are subject to the determination of appropriateness by the Director of Planning.
8. The Director of Planning has the option of deferring any land use application allowed in this district to the Planning Commission for review and decision.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the proposed Zoning Ordinance amendment to be consistent with the purpose of Ordinance No. 352 and further finds the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends that the Board of Supervisors find that the Mixed-Use Combining Zoning District will not have a significant effect on the environment, and that the Final EIR and Mitigation Monitoring & Reporting Program prepared for the Mixed-Use Combining Zoning District reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act.

E. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve the Change of Zone No. PZC 17-047, an amendment to Ordinance 352, Section 18.9: "MU" Mixed-Use Combining Zone to establish a Mixed Use Combining Zone District in the Three Rivers UDB, consistent with the Three Rivers Community Plan 2018 Update.

The foregoing resolution was adopted upon motion of Commissioner Whitlatch, seconded by Commissioner Millies, at a regular meeting of the Planning Commission on May 30, 2018, by the following roll call vote:

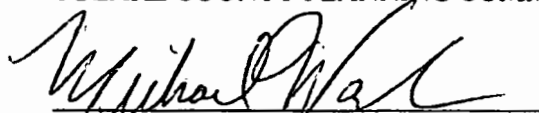
AYES: Whitlatch, Millies, Dias, Aguilar, Pitigliano, Gong, Elliott

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION



Michael Washam, Secretary

Exhibits:

A – Section 18.9: "MU" Mixed-Use Combining Zone

Ordinance Amendments and Amended Zoning Maps

Exhibit "A" – Section 18.9 Summary Mixed Use Zone Ordinance

ORDINANCE NO. _____

PURSUANT TO GOVERNMENT CODE SECTION 25124(b) (1), THE FOLLOWING IS A SUMMARY OF AN ORDINANCE AMENDING TULARE COUNTY ORDINANCE NO. 352, THE ZONING ORDINANCE OF TULARE COUNTY, PERTAINING TO ESTABLISH SECTION 18.9 OF ORDINANCE NO. 352, THE ZONING ORDINANCE, A MIXED-USE OVERLAY COMBINING ZONE, AND PARAGRAPH B OF SECTION 3 THREE RIVERS COMMUNITY PLAN 2018 UPDATE REZONING PZC 17-047.

SUMMARY OF PROPOSED ORDINANCE

The proposed ordinance will establish and amend Section 18.9 a Mixed-Use Overlay Combining Zone and amend Paragraph B of Section 3 Three Rivers Community Plan 2018 Update Rezoning PZ 17-047 to Tulare County Ordinance No. 352, commonly known as the Tulare County Zoning Ordinance. The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicles miles traveled if residential uses are mixed with uses for employment. This overlay zone only applies to the communities of Goshen, Ducor, Terra Bella, Traver, Strathmore, Pixley, Tipton, Earlimart, Alpaugh, East Orosi, London, Richgrove, Sultana, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract, Tooleville, Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem (as previously adopted),

The ordinance herein summarized will be considered by the Tulare County Board of Supervisors on June 26, 2018 at a regular meeting of said Board. At least five (5) days prior to June 26, 2018, a certified copy of the full text of the proposed ordinance shall be posted in the office of the Clerk of the Board of Supervisors and shall be available for public inspection at that location.

COUNTY OF TULARE

By _____
Chairman, Board of Supervisors

ATTEST: MICHAEL C. SPATA,
County Administrative Officer/
Clerk of the Board of Supervisor of
Tulare County

By _____
Deputy

Ordinance Amendments and Amended Zoning Maps

Attachment 2. – Planning Commission Resolution 9460 Zoning District Ordinance Maps PZC 17-048

Exhibit "A" – Zoning District Ordinance Maps

Exhibit "B" – Summary Zoning District Ordinance

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT TO THE)
ZONING DISTRICT ORDINANCE MAPS OF)
ORDINANCE NO. 352 TO IMPLEMENT THE) RESOLUTION NO. 9460
REZONING PLAN WITHIN THE THREE RIVERS)
URBAN DEVELOPMENT BOUNDARY, AS PROPOSED)
IN CHANGE OF ZONE NO. PZC 17-048)

Resolution of the Tulare County Planning Commission recommending that the Board of Supervisors amend the Zoning District Ordinance Maps of Ordinance No. 352, the Zoning Ordinance, as set forth in attached Exhibit A, to rezone properties within the Three Rivers Urban Development Boundary, consistent with the Three Rivers Community Plan 2018 Update.

WHEREAS, the proposed Zoning Ordinance Amendment was initiated by the Tulare County Board of Supervisors as part of the General Plan Initiation request for the Three Rivers Community Plan Update on January 28, 2014 by Resolution No. 2014-0066; and

WHEREAS, a petition has been filed pursuant to the regulations contained in Section 17 of the Tulare County Zoning Ordinance No. 352, and

WHEREAS, the Planning Commission has given notice of the Ordinance amendment as provided in Section 18 of Ordinance No. 352 and Section 65854 of the Government Code of the State of California, and

WHEREAS, staff has performed necessary investigations, prepared a written report (made a part hereof), and recommended approval of this Ordinance amendment, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on May 30, 2018, and

WHEREAS, at that meeting of the Planning Commission public testimony was received by and recorded from Greg Schwaller, Laurie Schwaller, David Wood, Cindy Howell Oviedo, and Cheryl Lindy Sullivan in opposition to the (Project).

NOW, THEREFORE, BE IT RESOLVED as follows:

- A. This Planning Commission hereby certifies that it has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) and proposed amendment to the Zoning District Ordinance Maps of Ordinance No. 352, the Zoning Ordinance, to implement the rezoning plan within the Three Rivers Urban Development Boundary, together with all comments received during the public review process, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, prior to taking action on the zone change.

B. This Planning Commission hereby determines the following findings were relevant in evaluating this application:

1. The Tulare County Board of Supervisors, by Resolution No. 2014-0066, initiated action to amend the Tulare County General Plan for the Three Rivers Community Plan pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California.
2. The purpose of this proposal is to obtain the appropriate Zoning District Ordinance Maps consistent with the Three Rivers Community Plan 2018 Update.
3. The change in zone district designations identified in the attached Exhibit A (Rezoning Plan) is consistent with General Plan policy.
4. The Director of Planning has the option of deferring any land use application allowed in this district to the Planning Commission for review and decision.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the proposed Zoning Ordinance amendment to be consistent with the purpose of Ordinance No. 352 and further finds the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends that the Board of Supervisors find that the amendment to Zoning District Ordinance Maps will not have a significant effect on the environment, and that the Final EIR and Mitigation Monitoring & Reporting Program prepared for the amendment to the Zoning Ordinance reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act.

E. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve Change of Zone No. PZC 17-048, an amendment to Zoning District Ordinance Maps within the Three Rivers UDB, consistent with the Three Rivers Community Plan 2018 Update.

The foregoing resolution was adopted upon motion of Commissioner Whitlatch, seconded by Commissioner Millies, at a regular meeting of the Planning Commission on May 30, 2018, by the following roll call vote:

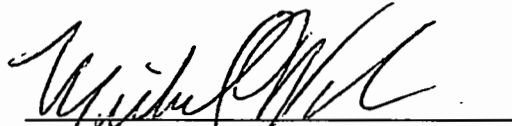
AYES: Whitlatch, Millies, Dias, Elliott, Aguilar, Pitigliano, Gong

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

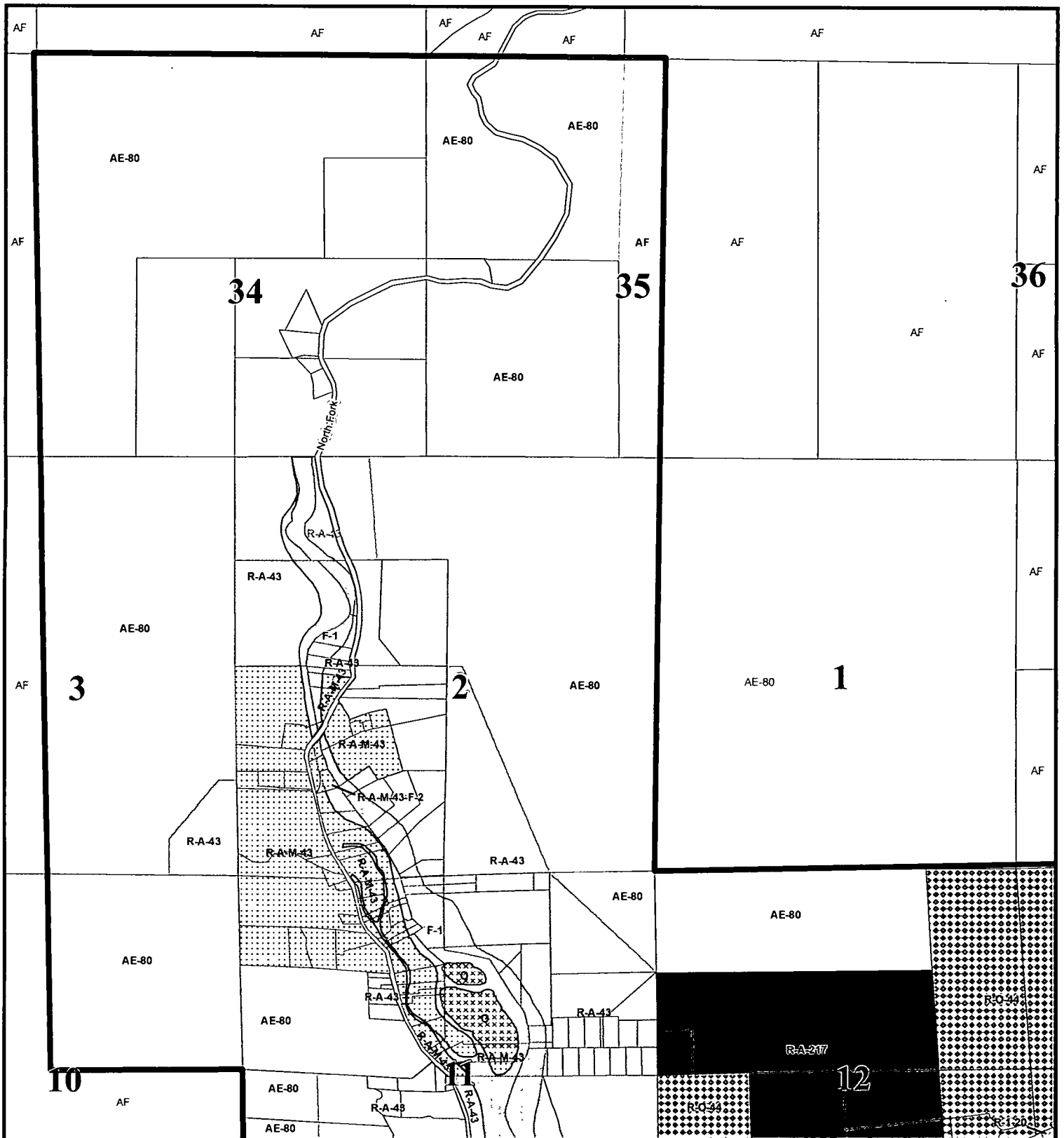


Michael Washam, Secretary

Exhibits:

A – Zoning District Ordinance Maps (Rezoning Plan)

Ordinance Amendments and Amended Zoning Maps
Exhibit "A" – Zone District Ordinance Maps



**Zone Change for Three Rivers Community Update
(PZC 17-048)**

Proposed Zoning

- | | | |
|-------|----------|------------------|
| AE-80 | R-I-20 | R-A-M-43-F-2 |
| AF | R-A-217 | R-O-44 |
| F-1 | R-A-43 | Three Rivers UDB |
| O | R-A-M-43 | |

0 800 1,600 2,400 Feet



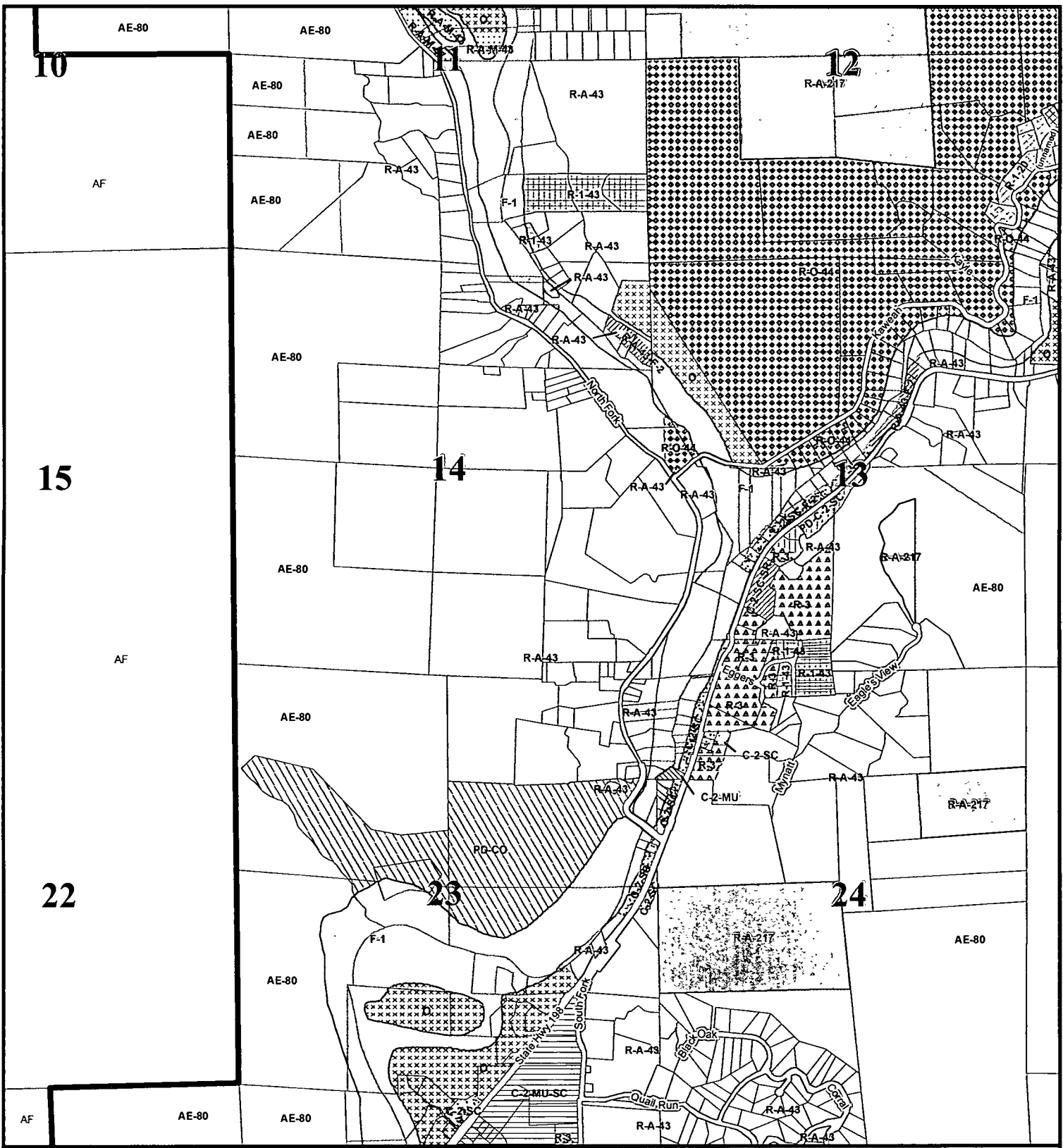
ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 236, 237, 412, & 418
 SEC. 34, & SEC. 35, T16S, R28E, M.D.B.&M., &
 SEC. 1, SEC. 2, SEC. 3, SEC. 10, SEC. 11, & SEC. 12, T17S, R28E, M.D.B.&M.



**OFFICIAL ZONING MAP
 COUNTY OF TULARE, CA**

TULARE COUNTY BOARD OF SUPERVISORS

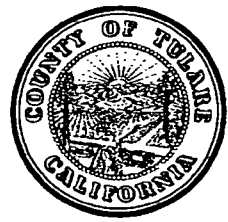
ADOPTED: ____ / ____ / ____



Zone Change for Three Rivers Community Update (PZC17-048)

Proposed Zoning

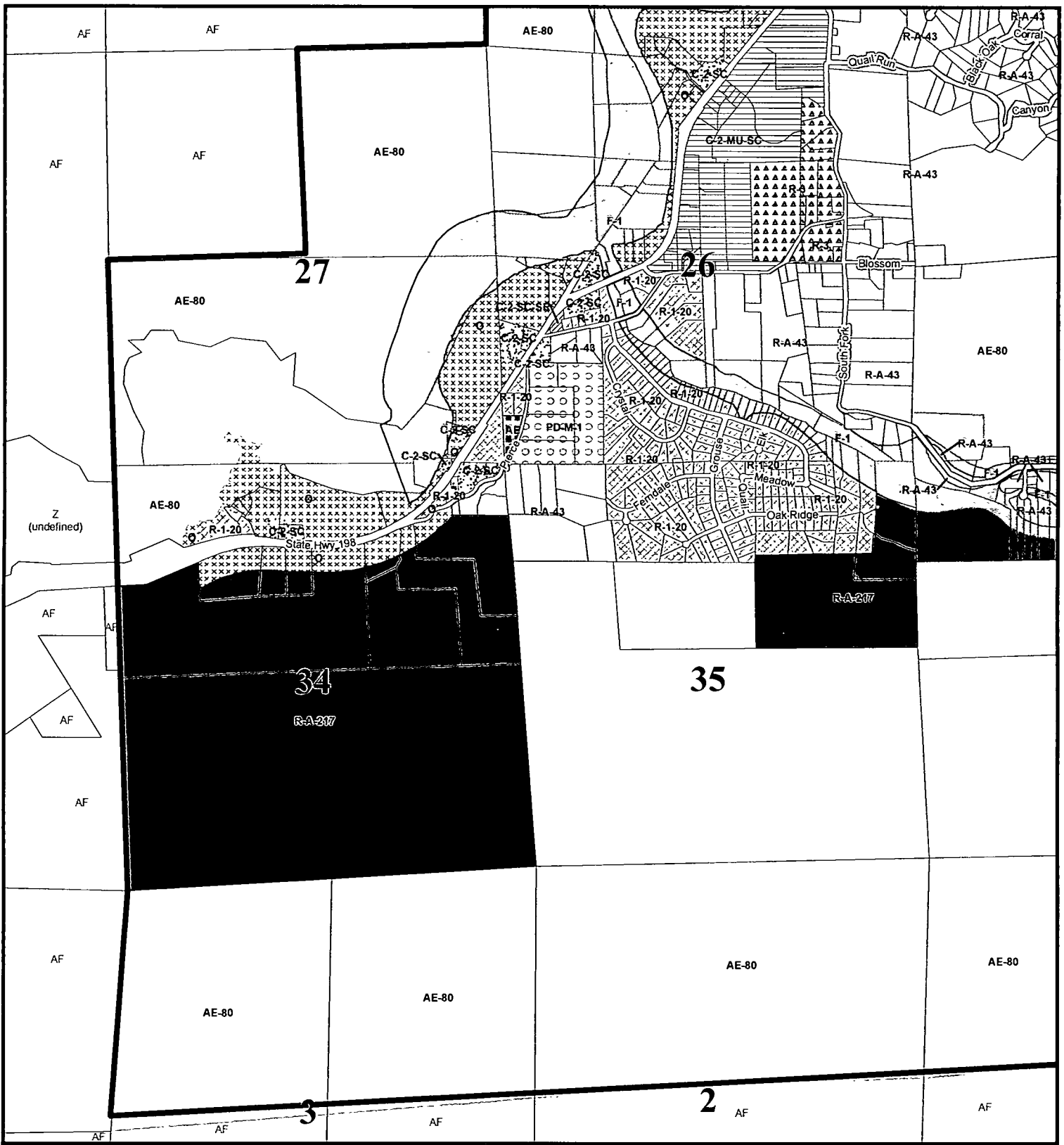
0 800 1,600 2,400 Feet



ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 237 & 238
 SEC. 11, SEC. 12, SEC. 13, SEC. 14,
 SEC. 23, SEC. 24, T17S, R28E, M.D.M.&M.

**OFFICIAL ZONING MAP
 COUNTY OF TULARE, CA**

TULARE COUNTY BOARD OF SUPERVISORS
 ADOPTED: / /



**Zone Change for Three Rivers Community Update
(PZC 17-048)**

Proposed Zoning

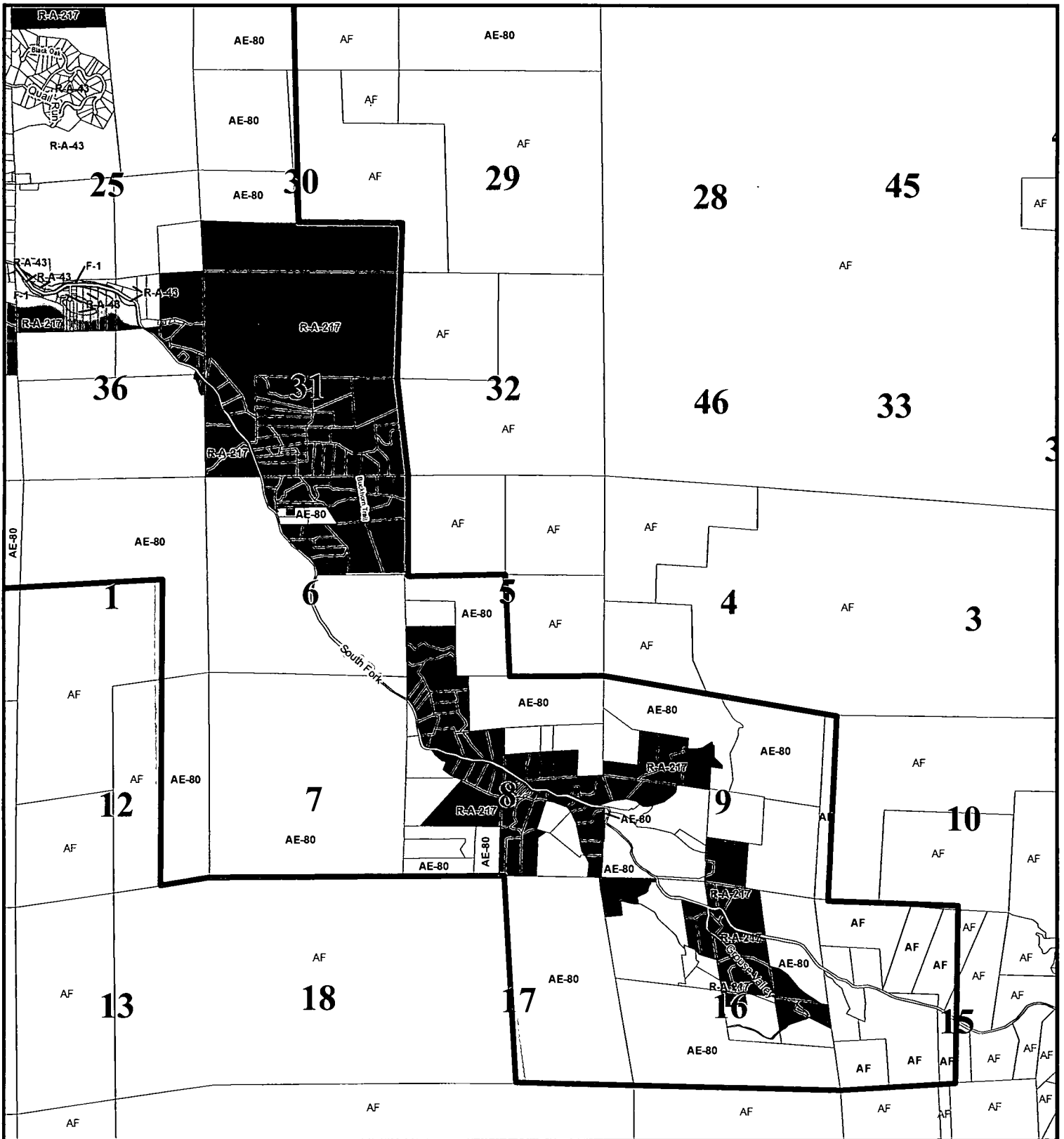
0 800 1,600 2,400 Feet



ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 400, 425, & 513
 SEC. 26, SEC. 27, SEC. 34, & SEC. 35, T17S, R28E, M.D.B.&M., &
 SEC. 2, & SEC. 3, T18S, R28E, M.D.B.&M.

**OFFICIAL ZONING MAP
 COUNTY OF TULARE, CA**

TULARE COUNTY BOARD OF SUPERVISORS
 ADOPTED: / /



Zone Change for Three Rivers Community Update
(PZC 17-048)

Proposed Zoning

- | | | |
|-------|---------|------------------|
| AE-80 | F-1 | R-A-43 |
| AF | R-A-217 | Three Rivers UDB |

0 1,600 3,200 4,800 Feet

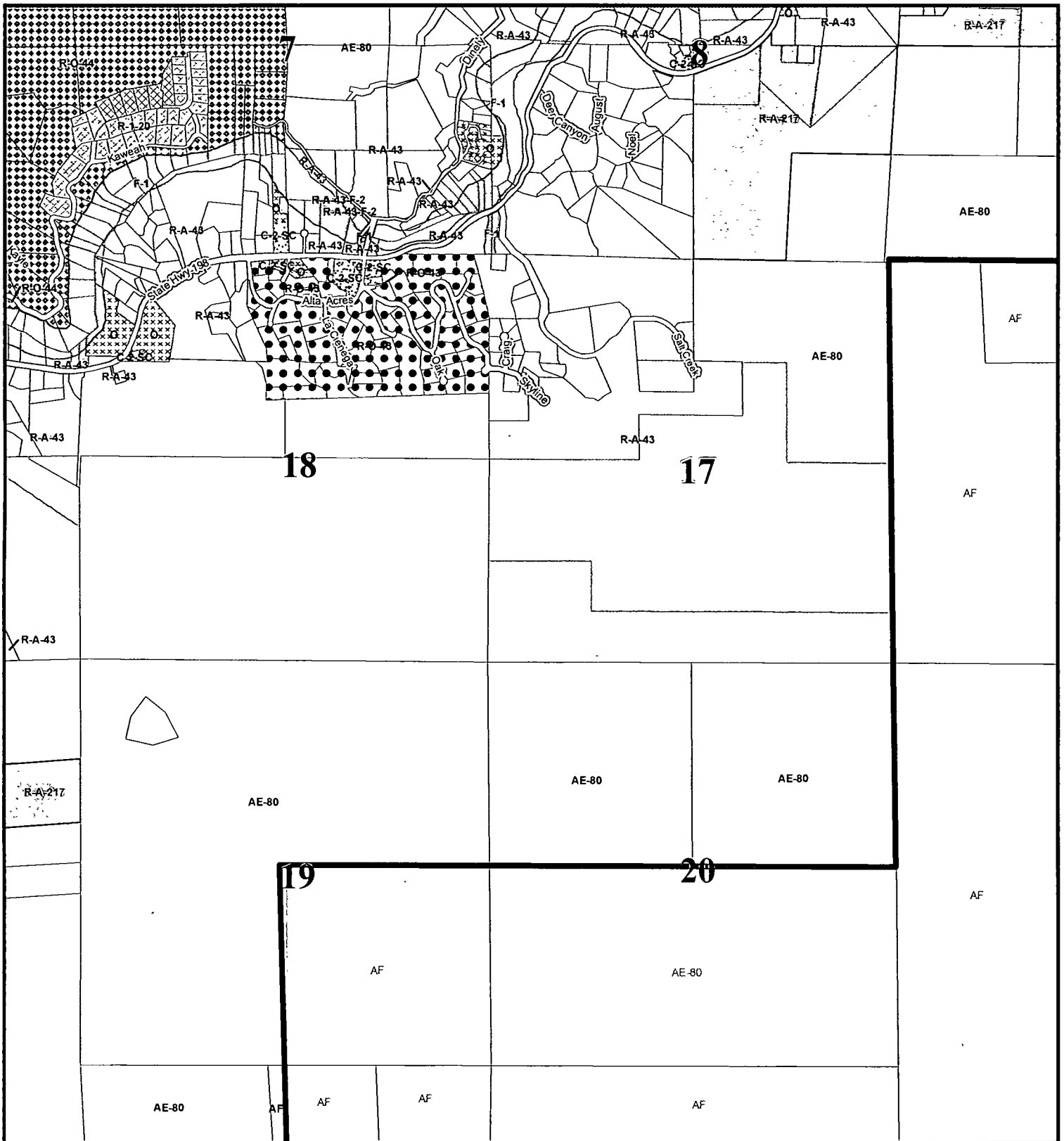


ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 399, 400, 419, & 426
 SEC. 25 & SEC. 36, T17S, R28E, M.D.B.&M., &
 SEC. 1 & SEC. 12, T18S, R28E, M.D.B.&M., &
 SEC. 4 THRU SEC. 10, SEC. 15 THRU SEC. 17, T18S, R29E, M.D.B.&M., &
 SEC. 30, & SEC. 31, T17S, R29E, M.D.B.&M.

OF
OFFICIAL ZONING MAP
COUNTY OF TULARE, CA

TULARE COUNTY BOARD OF SUPERVISORS

ADOPTED: / /



**Zone Change for Three Rivers Community Update
(PZC 17-048)**

Proposed Zoning

- | | | |
|--------|------------------|------------|
| AE-80 | R-I-20 | R-A-43-F-2 |
| AF | R-A-217 | R-O-43 |
| C-2-SC | R-A-43 | R-O-44 |
| F-1 | Three Rivers UDB | |

0 800 1,600 2,400 Feet

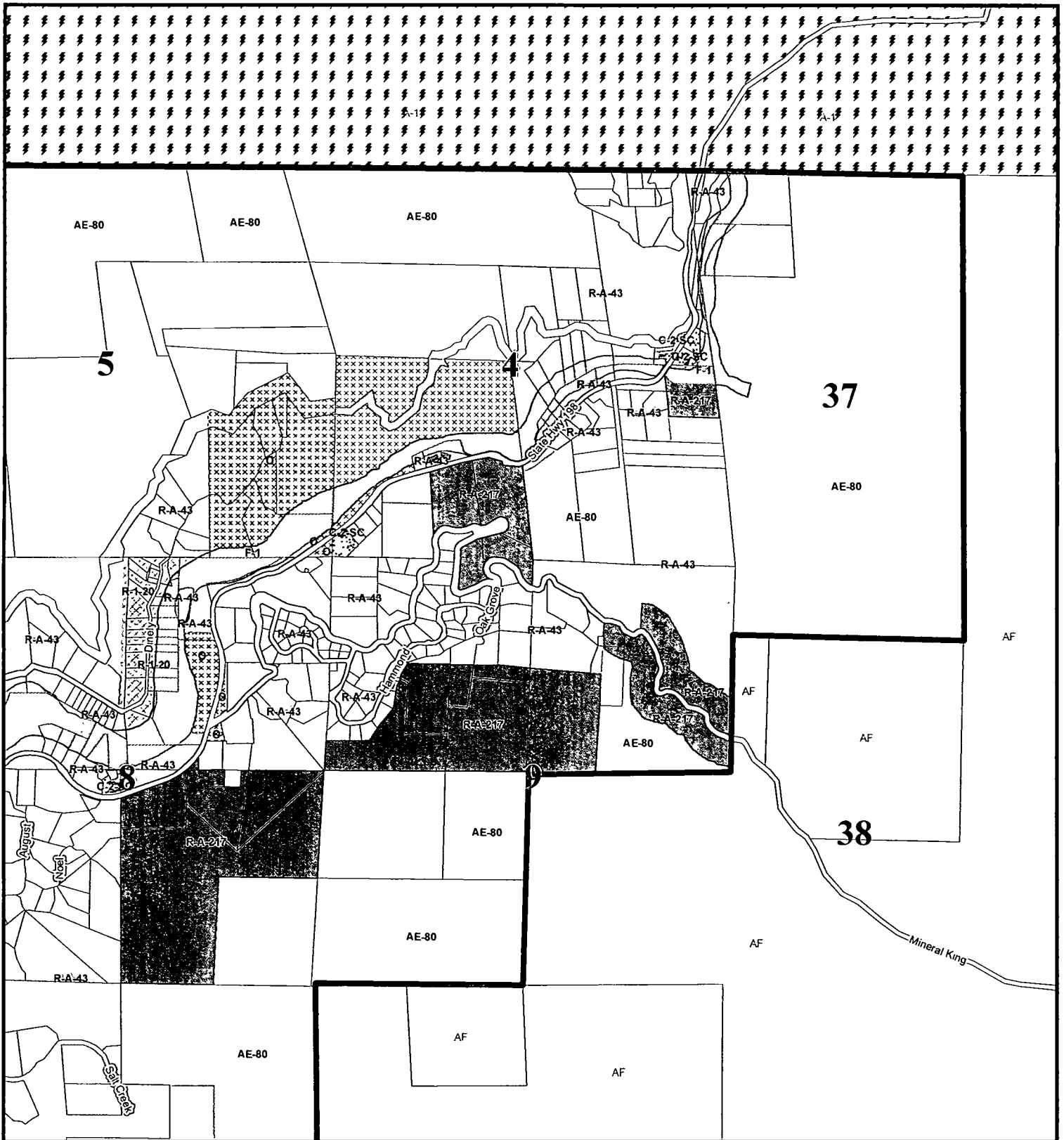


ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 239, 419, & 514
 SEC. 7, SEC. 8, SEC. 18, SEC. 17, SEC. 19, & SEC. 20, T17S, R29E, M.D.B.&M.
 OF



**OFFICIAL ZONING MAP
 COUNTY OF TULARE, CA**

TULARE COUNTY BOARD OF SUPERVISORS
 ADOPTED: / /



**Zone Change for Three Rivers Community Update
(PZC 17-048)**

Proposed Zoning

- | | | |
|-------|--------|---------|
| A-1 | C-2-SC | R-1-20 |
| AE-80 | F-1 | R-A-217 |
| AF | O | R-A-43 |

Three Rivers UDB

0 800 1,600 2,400 Feet



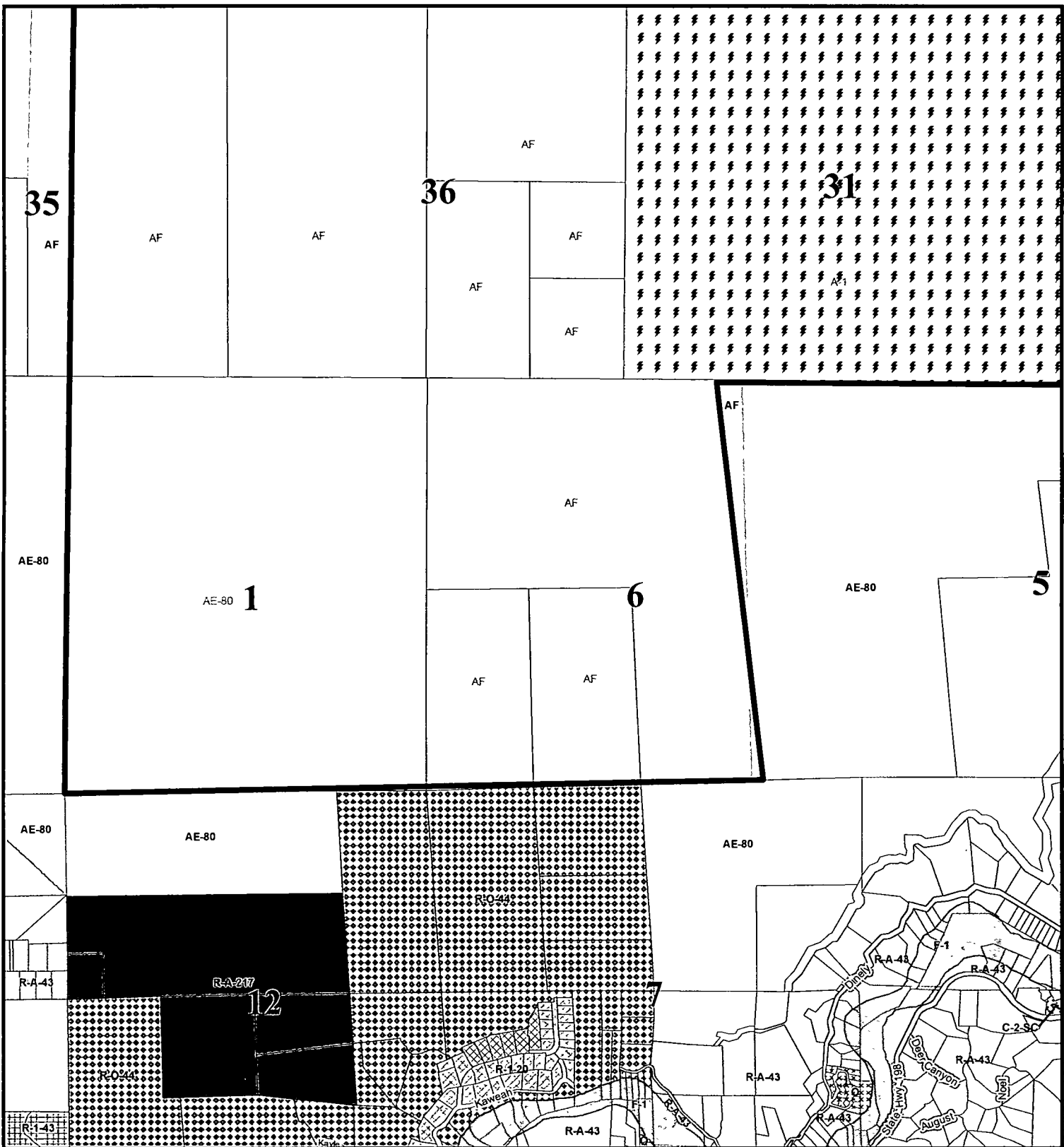
ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 239, 514, & 515
 SEC. 4, SEC. 5, SEC. 8, SEC. 9, & SEC. 37, T17S, R29E, M.D.B.&M.

OF
OFFICIAL ZONING MAP
COUNTY OF TULARE, CA

TULARE COUNTY BOARD OF SUPERVISORS

ADOPTED: / /





**Zone Change for Three Rivers Community Update
(PZC 17-048)**

Proposed Zoning

A-1	O	R-A-43
AE-80	R-1-20	R-A-43-F-2
C-2-SC	R-1-43	R-O-44
F-1	R-A-217	Three Rivers UDB

JK



ORDINANCE NO. _____
 AMENDING A PORTION OF PARTS 237 & 239
 SEC. 5, SEC. 6, SEC. 7, uyjh and SEC. 12, T17S,
 R29E, M.D.B.&M. OF

**OFFICIAL ZONING MAP
 COUNTY OF TULARE, CA**

TULARE COUNTY BOARD OF SUPERVISORS

ADOPTED: ____ / ____ / ____

0 800 1,600 2,400 Feet



Ordinance Amendments and Amended Zoning Maps

Exhibit "B" – Summary Zoning District Ordinance

ORDINANCE NO. _____

PURSUANT TO GOVERNMENT CODE SECTION 25124(b) (1), THE FOLLOWING IS A SUMMARY OF AN ORDINANCE AMENDING TULARE COUNTY ORDINANCE NO. 352, THE ZONING ORDINANCE OF TULARE COUNTY, BEING AN ORDINANCE ESTABLISHING AND REGULATING LAND USES WITHIN CERTAIN ZONES IN THE COUNTY OF TULARE, AND PARAGRAPH B OF SECTION 3 CHANGE OF ZONE CASE NO. PZC 17-048 LOCATED IN THE URBAN DEVELOPMENT BOUNDARY OF THREE RIVERS.

SUMMARY OF PROPOSED
ORDINANCE

The proposed ordinance will amend Paragraph B of Section 3 of Ordinance No. 352 of the County of Tulare is hereby amended by the adoption of an amended map to Three Rivers portions of Sections 1, 2, 3, 10, 11, 12, 13, 14, 23, 24, 25, 26, 27, 34, 35, 36, Township 17 South, Range 28 East, Mount Diablo Base and Meridian, portions of Sections 1, 2, 3, 12, Township 18 South, Range 28 East, Mount Diablo Base and Meridian, portions of Sections 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, Township 18 South, Range 29 East, Mount Diablo Base and Meridian, portions of Sections 4, 5, 6, 7, 8, 9, 12, 17, 18, 19, 20, 30, 31, and 37, Township 17 South, Range 29 East, Mount Diablo Base and Meridian, portions of Sections 34 and 35, Township 16 South, Range 28 East, Mount Diablo Base and Meridian, being a subdivision of Parts 236, 237, 239, 399, 400, 412, 418, 419, 425, 426, 513 514, and 515 of the Official Zoning Maps; of the Official Zoning Maps. The properties affected by the zoning reclassification are filed as Change of Zone Case Nos. PZC 17-048, briefly described as follows: PZC 17-048 located in the urban development boundary of Three Rivers.

The ordinance herein summarized will be considered by the Tulare County Board of Supervisors on June 26, 2018, at a regular meeting of said Board. At least five (5) days prior to June 26, 2018, a certified copy of the full text of the proposed ordinance shall be posted in the office of the Clerk of the Board of Supervisors and shall be available for public inspection at that location.

COUNTY OF TULARE

By _____
Chairman, Board of Supervisors

ATTEST: MICHAEL C. SPATA
County Administrative Officer/
Clerk of the Board of Supervisor of
Tulare County

By _____
Deputy