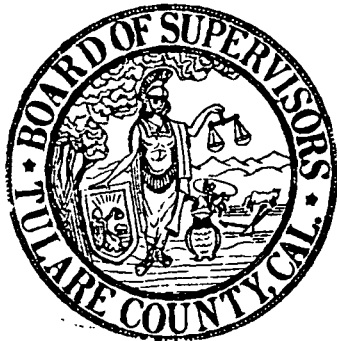


BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT TO THE)
 TULARE COUNTY ZONING ORDINANCE) Resolution No. 2018-0469
 NO. 352 FOR ZONE CHANGE NO. PZC)
 16-004 – (ANDERSEN VILLAGE SPECIFIC)
 PLAN))

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 an Amendment to Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 16-004, from the "A-1" (Agriculture) Zone to "Andersen Village Specific Plan", located at the northwest corner of Road 16 and Avenue 396. The 54-acre site (+/- 48 Acres within Tulare County) is located on Tulare County Assessor Parcel Numbers (APNs) 028-140-007, 012, 013, 018 and 022, and Fresno County APNs 396-020-008 and -014, within the County Urban Development Boundary of Kingsburg and the Sphere of Influence of the City of Kingsburg.
2. Set the Public Hearing for June 26, 2018 at 9:30 a.m. or shortly thereafter, as could 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 type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input checked="" type="checkbox"/>	N/A	<input 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 type="checkbox"/>	N/A	<input checked="" 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: Amendment to the Tulare County Zoning Ordinance No. 352 for Zone Change No. PZC 16-004 – (Andersen Village Specific Plan)

REQUEST(S):
That the Board of Supervisors:

1. Introduce and waive the first reading of an Amendment to Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 16-004, from the "A-1" (Agriculture) Zone to "Andersen Village Specific Plan", located at the northwest corner of Road 16 and Avenue 396. The 54-acre site (+/- 48 Acres within Tulare County) is located on Tulare County Assessor Parcel Numbers (APNs) 028-140-007, 012, 013, 018 and 022, and Fresno County APNs 396-020-008 and -014, within the County Urban Development Boundary of Kingsburg and the Sphere of Influence of the City of Kingsburg.
2. Set the Public Hearing for June 26, 2018 at 9:30 a.m. or shortly thereafter, as can be heard.

SUMMARY:
The Tulare County Resource Management Agency (RMA) has received a request to rezone property and to approve a Specific Plan adjacent to the City of Kingsburg from Stephen Peck and 4 Creeks on behalf of Steven Cecil Hash and Elizabeth McNalley Shafer, trustees of the Hash/Shafer 2016 Revocable Trust. The Specific Plan (SPA 16-001) will be approved "by ordinance" through Change of Zone PZC 16-004, from the Agriculture (A-1) Zone to a Specific Plan Area, the "Andersen

SUBJECT: Amendment to the Tulare County Zoning Ordinance No. 352 for Zone
DATE: Change No. PZC 16-004 – (Andersen Village Specific Plan)

Village” Specific Plan.

Both Draft and Final Environmental Impact Report’s SCH # 2016091017 have been approved for this project by the Environmental Assessment Officer indicating that the project will have a less than significant effect on the environment with mitigation. The Notice of Preparation was made available September 7, 2016 for 30 days till October 7, 2016 through the Visalia Times Delta and a scoping meeting was held on September 15, 2016 at the Resource Management Agency (RMA) in Visalia. The Draft EIR was circulated for 45 days on December 22, 2017 and ending February 5, 2018.

The current land use designation for the Tulare County portion of the Plan area within the Kingsburg UDB and south of the City Limits is Mixed Use. This land use was given to all Planned Communities, where no “Area Plan” has been adopted (including Kingsburg). Mixed Use is defined as “Any combination of retail/commercial, service, office, residential, hotel, or other use in the same building or on the same site [as] typically configured.” Andersen Village is within the Sphere of Influence of the City of Kingsburg. It was pre-designated for “Low Density Residential” Land Use by the City of Kingsburg’s Updated General Plan Land Use Diagram, as revised (GPA 2014-01).

The City’s Low Density Residential (LDR) complies with the Tulare County Mixed-Use Land Use Table, per Table 3-1 of the Specific Plan, and allows as low as 1 unit per acre (but is even more flexible, “TBD”, in the Planned Community Areas such as Kingsburg). Both the County and City have worked collaboratively throughout this project and have found the Land Use will allow for all the proposed Specific Plan zoning contemplated on this site. Through discussions, workshops and comments to the Project, staff finds the City of Kingsburg is generally favorable to the project.

The purpose of this proposal (see Attachment 1 and 2) is to obtain the appropriate zoning consistency with the City of Kingsburg’s zoning code and to apply the provisions and regulations of the City of Kingsburg’s Zoning Ordinance in both Tulare County and the City of Kingsburg to provide for compatible development on the project site. Approval by ordinance is appropriate and required in order to apply the appropriate portions of the City of Kingsburg’s Zoning Ordinance and the North Kingsburg Specific Plan on the project site and in Tulare County for the Andersen Village Specific Plan Area, as specified in the Andersen Village Specific Plan.

The R-1-7 portions of the project will be consistent with the City’s “R-1-7”, 7,000 square foot lot, residential zoning standards under Kingsburg Zoning Code: 17.28.050, and with the relevant portions of the North Kingsburg Specific Plan, as provided in the Specific Plan. (See Attachment 3). In particular, but not for the purposes of limitation, consistent with City requirements, at least 25 percent of the R-1-7 lots shall be 10,000 square foot or larger, as provided for and defined in the Specific Plan.

SUBJECT: Amendment to the Tulare County Zoning Ordinance No. 352 for Zone
DATE: Change No. PZC 16-004 – (Andersen Village Specific Plan)

The Specific Plan further sets forth the requirements for fences walls and hedges, site area, frontage, width and depth of site, among other requirements for the Specific Plan' R-1-7 Zone per the Kingsburg Zoning Code: 17.28.050, and the North Kingsburg Specific Plan. The RM 3.0 portion of the Specific Plan shall be consistent with Chapter 17.32 of the Kingsburg Zoning Ordinance for the "RM-3.0 Multifamily Zone" and the North Kingsburg Specific Plan as provided in the Specific Plan.

Based on factors described above, it can be concluded that the proposed PZC 16-004 will (1) be consistent with Tulare County's General Plan; (2) promote the public interest as an economic opportunity project in the Planning Area; (3) further the goals, objectives, and policies of the Tulare County General Plan; and (4) not obstruct their attainment.

FISCAL IMPACT/FINANCING:

The applicant cost for a Zone Change is an initial deposit of \$6,451 to the Tulare County Resource Management Agency. Additional fees of \$100 per hour are charged if actual cost of processing the application exceeds the deposits. CEQA documentation and compliance for the Project is also charged at a full cost recovery basis.

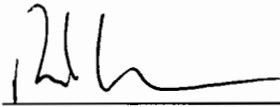
LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

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 1 – Zone Ordinance Amendment "Andersen Village Specific Plan"
- Attachment 2 – Official Zoning Map "Andersen Village Specific Plan"
- Attachment 3 – "Andersen Village" Zoning Plan

ORDINANCE NO. 2018-[ordinance]

AN ORDINANCE AMENDING 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.

THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE DO ORDAIN AS FOLLOWS:

Section 1. Paragraph B of Section 3 of Ordinance No. 352 of the County of Tulare is hereby amended by the adoption of an amended map of a portion of the Northwest ¼ of Section 26, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, being a subdivision of Part 342 of the Official Zoning Maps. A map showing the Anderson Village Specific Plan approved for the 54-acre property is attached hereto and incorporated herein by reference.

Section 2. The property affected by the zoning reclassification from A-1 (Agriculture), filed as Change of Zone Case No. PZC 16-004 is briefly described as follows: Being a 54-acre site (+/- 48 acres in Tulare County), located on Tulare County Assessor Parcel Numbers (APNs) 028-140-007, 012, 013, 018 and 022, and Fresno County APNs 396-020-008 and -014. The subject property is located inside the City of Kingsburg Urban Development Boundary, at the northwest corner of Road 16 and Avenue 396, partially within the City of Kingsburg, Fresno County and Tulare County. The site is approximately one-half mile east of State Route 99 and approximately one-tenth of a mile south of State Route 201.

Section 3. This Ordinance shall take effect thirty (30) days from the date of the passage hereof, or if published more than 15 days after the date of passage, then 30 days after publication, whichever is later, and, shall be published once in the Visalia Times Delta, a newspaper printed and published in the County of Tulare, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of the County of Tulare, State of California, on the ~th day of ~, 2018, at a regular meeting of said Board, duly and regularly convened on said day, by the following roll call vote:

AYES:

Exhibit "A"

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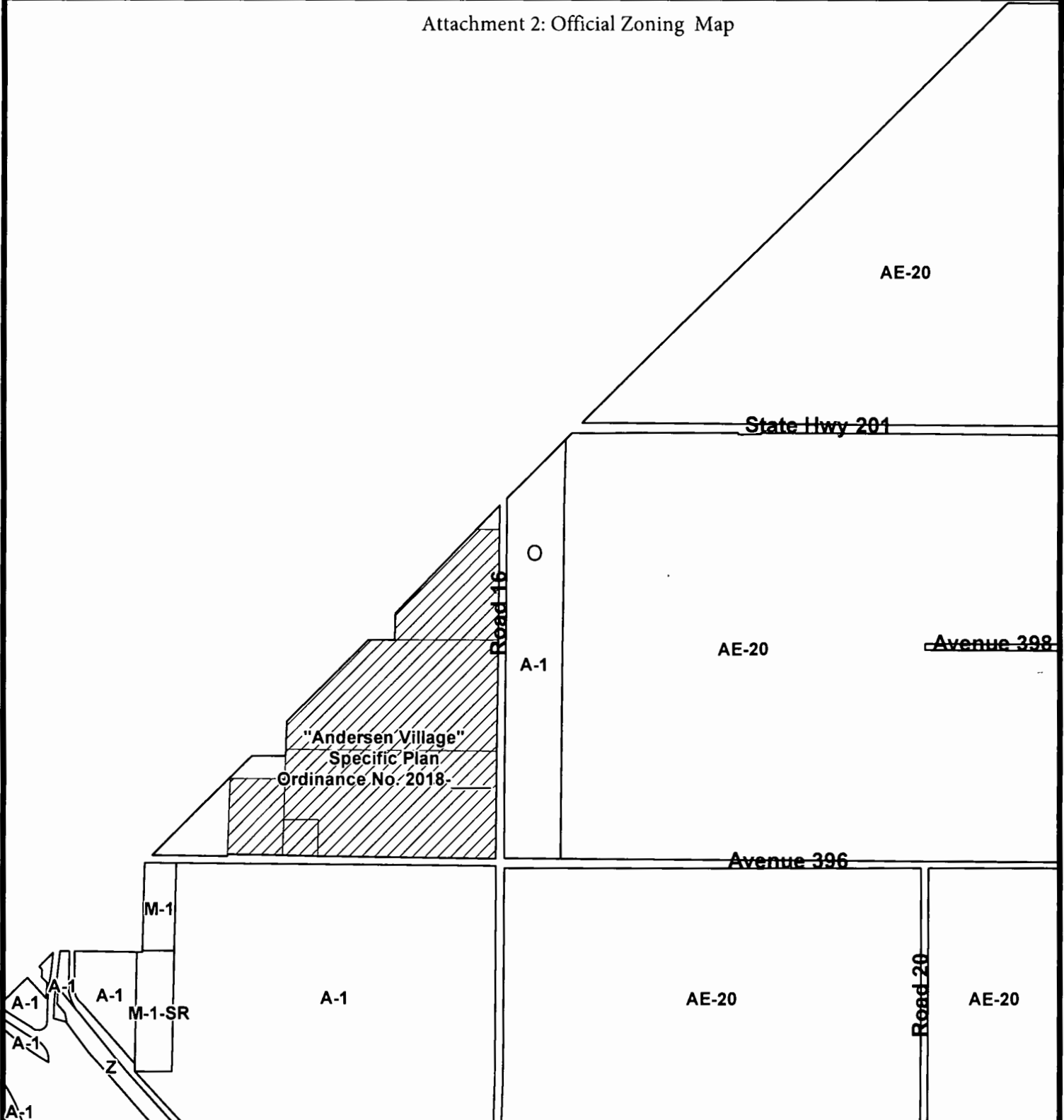
ABSENT:

Chairman, Board of Supervisors

ATTEST: Michael C. Spata
County Administrative Officer/Clerk
Board of Supervisors

By: _____
Deputy

Attachment 2: Official Zoning Map



APN: 028-140-007, 028-140-022, 028-140-013



028-140-018, 028-140-012

Fresno County APN 396-020-008, 396-020-014

APROX. 48.0 AC.

Zone Change from A-1 to
"Andersen Village" Specific Plan
(PZC 16-004)

0 500 1,000 Feet



ORDINANCE NO. 2018-_____
AMENDING A PORTION OF PART 373
SEC. 26, T 18 S, R 27 E, M.D.B.& M.

OF

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

TULARE COUNTY BOARD OF SUPERVISORS

ADOPTED: ____/____/____

Attachment 3: "Andersen Village" Zoning Plan

Proposed Zoning District Boundary Plan

