

# Zone Change PZC 19-012 (Haas – from A-1 to M-1)



Board of Supervisors  
January 14, 2020

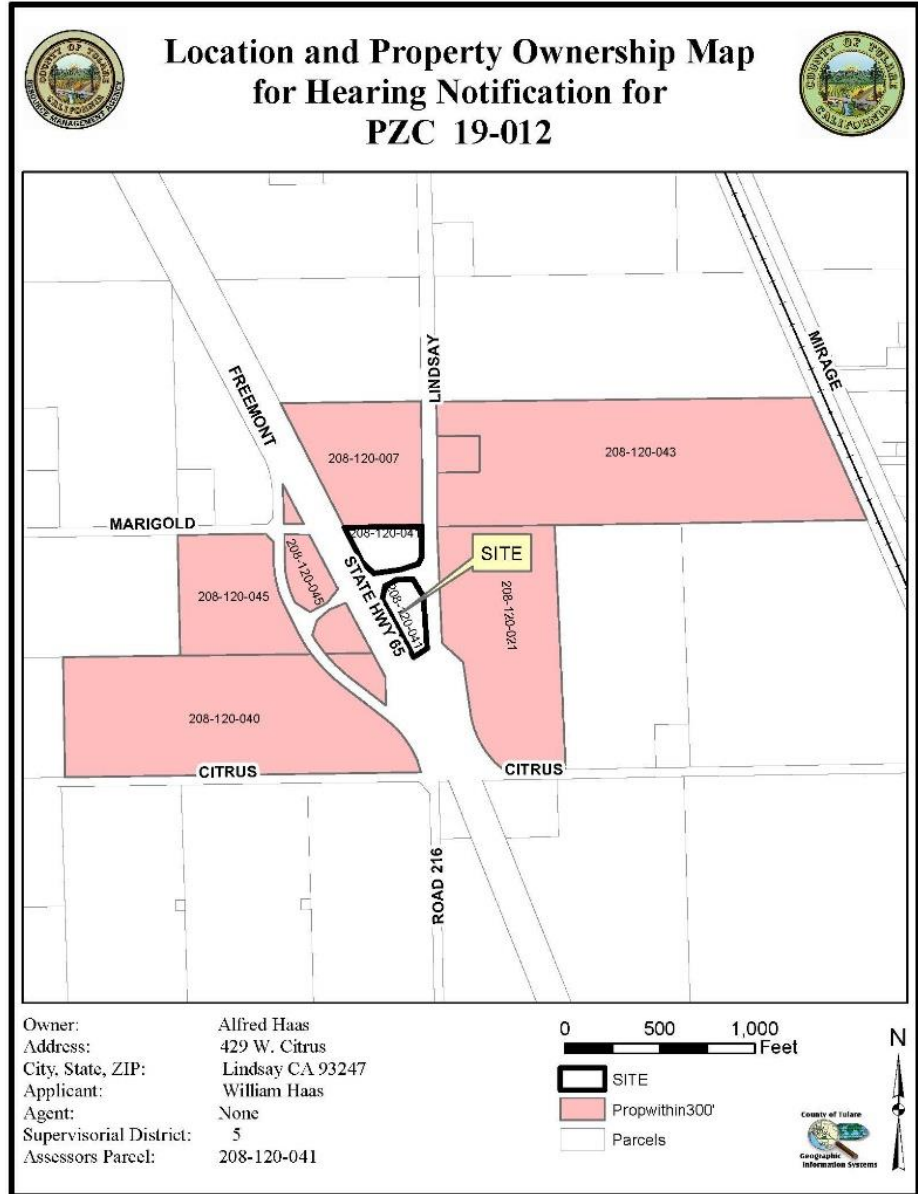
Presented by the  
Tulare County Resource Management Agency



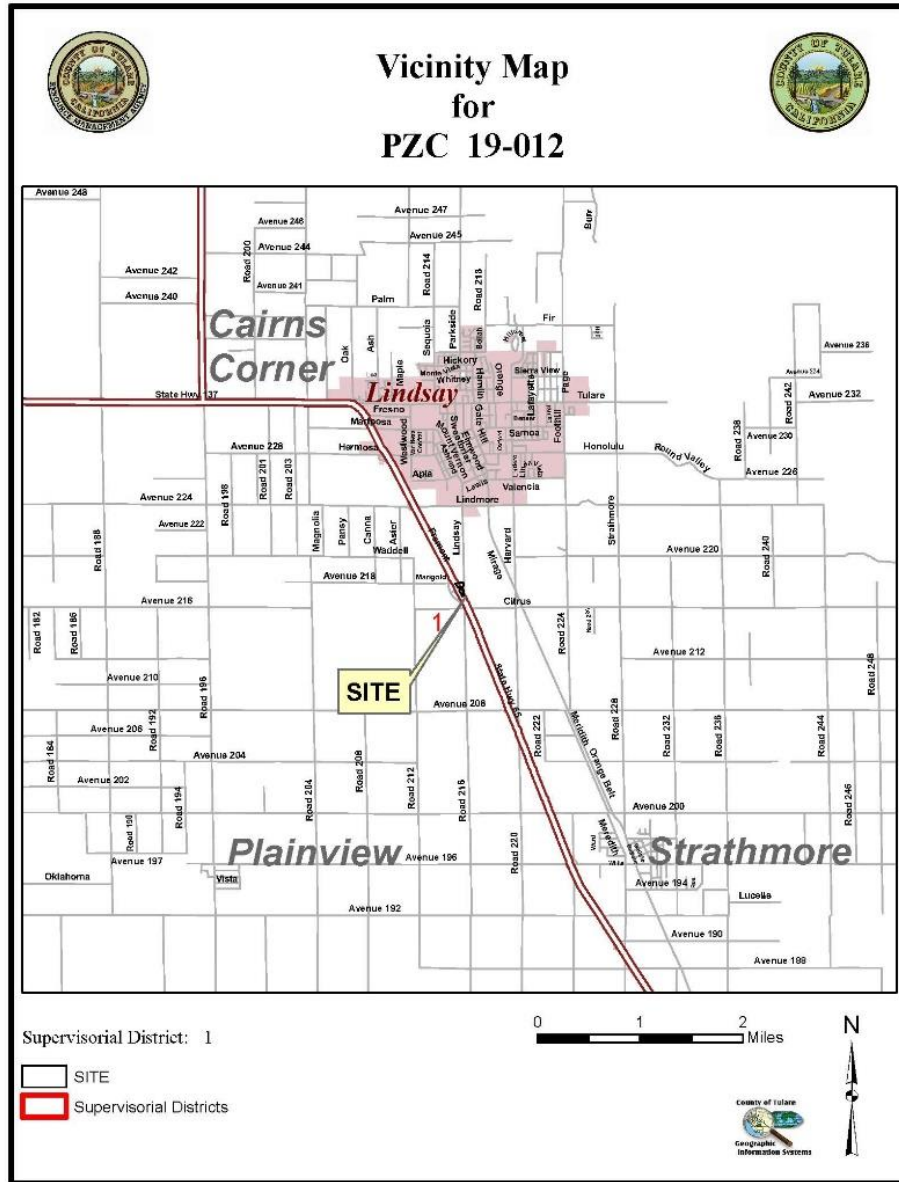
# Overview

- Request: Zone Change on 2.88-acre parcel from A-1 (Agricultural) to M-1 (Light Manufacturing), with plans to install a billboard.
- Applicant: William Haas.
- Location: Inside Lindsay Urban Area Boundary, approximately one mile south of City Limits.
- Specific: Between State Route 65 and Road 216, approximately 650 feet north of Avenue 216, near Lindsay.

# Hearing Notification Map



# Vicinity Map



# Aerial Photograph

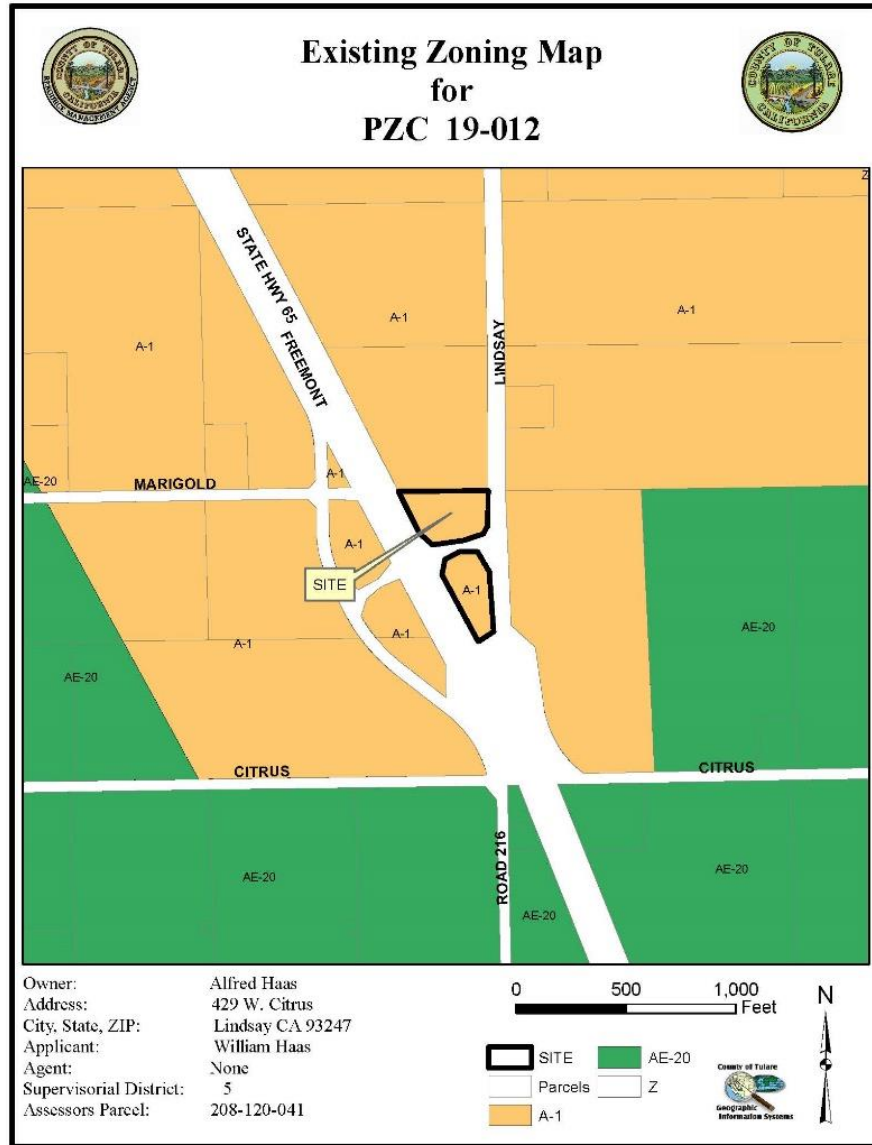


# General Plan Consistency

- LU-1.10 Roadway Access
- LU-4.3 Commercial Service Locations
- ED-2.5 Small Business
- AQ-1.5 California Environmental Quality Act Compliance
- HS-1.9 Emergency Access
- HS-6.7 Water Supply System
- HS-8.6 Noise Level Criteria
- HS-8.18 Construction Noise
- WR-2.1 Protect Water Quality
- PFS-3.1 Private Sewage Disposal Standards
- PFS-4.2 Site Improvements
- PFS-7.2 Fire Protection Standards
- RVLP-1.4 Determination of Agriculture Land

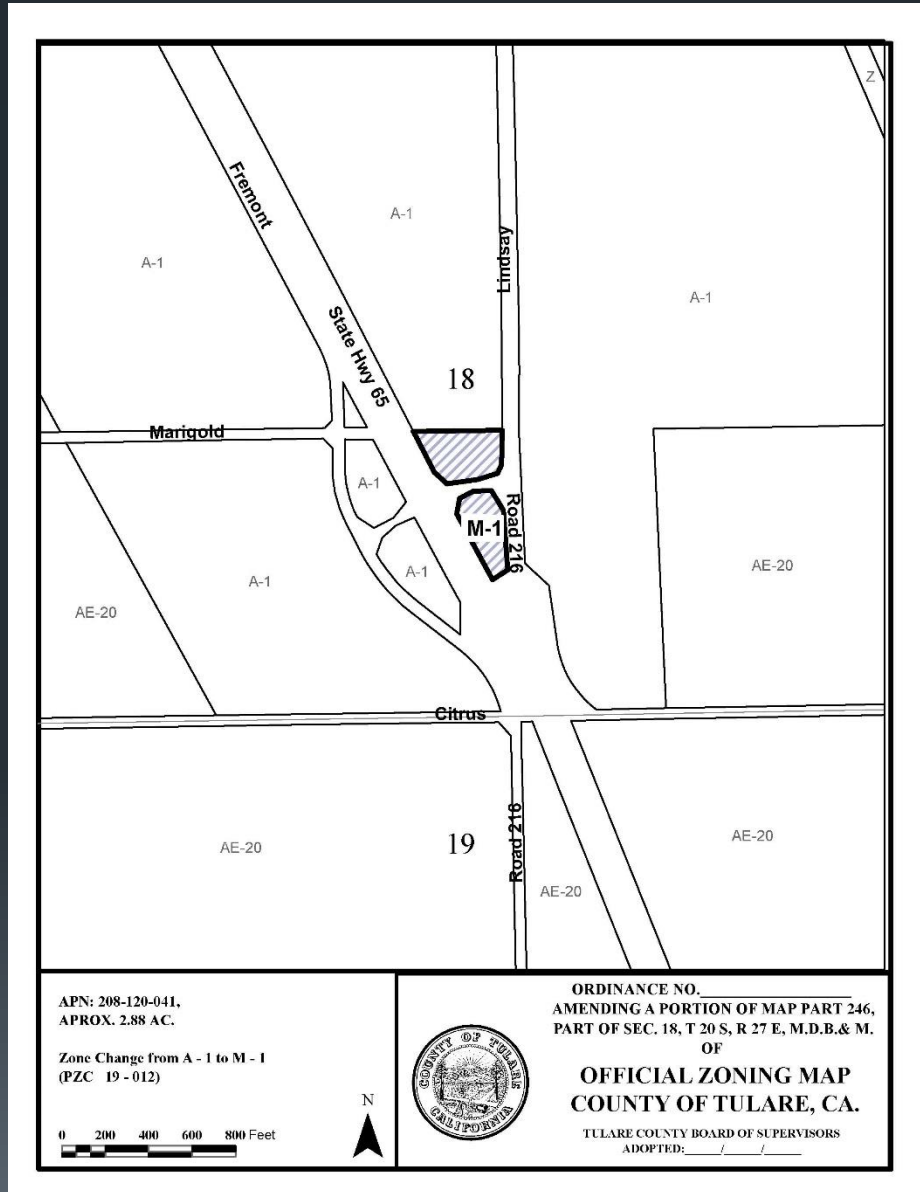
# Existing Zoning Map

## A-1 (Agricultural)



# Ordinance Map

## Change to M-1 (Light Manufacturing)



APN: 208-120-041,  
 APROX. 2.88 AC.

Zone Change from A - 1 to M - 1  
 (PZC 19 - 012)

0 200 400 600 800 Feet



ORDINANCE NO. \_\_\_\_\_  
 AMENDING A PORTION OF MAP PART 246,  
 PART OF SEC. 18, T 20 S, R 27 E, M.D.B. & M.  
 OF  
**OFFICIAL ZONING MAP**  
**COUNTY OF TULARE, CA.**  
 TULARE COUNTY BOARD OF SUPERVISORS  
 ADOPTED: \_\_\_\_/\_\_\_\_/\_\_\_\_



## Recommendation: One Motion

- 1) Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
- 2) Introduce and waive the first reading of an Amendment to Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 19-012 to change the zone on a 2.88-acre parcel from “A-1” (Agricultural) to “M-1” (Light Manufacturing), on property located between State Route 65 and Road 216 (Lindsay Boulevard), approximately 650 feet north of Avenue 216, inside the Lindsay Urban Area Boundary.
- 3) Accept the Categorical Exemption as the appropriate environmental determination, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3), Class 3, the Common Sense Rule.
- 4) Direct the Environmental Assessment Officer or designee to file a Notice of Exemption with the Tulare County Clerk as provided by CEQA.
- 5) Adopt the findings of approval, as set forth in Planning Commission Resolution No. 9508 and approve Zone Change No. PZC 19-012.
- 6) Waive the final reading and adopt the amendment to Ordinance No. 352, the Tulare County Zoning Ordinance for PZC 19-012.
- 7) Direct the Clerk of the Board to publish the adopted Ordinance and Amended Zoning Map.