

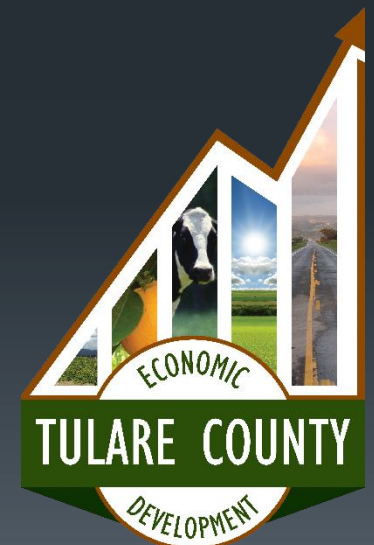
General Plan Amendment No. GPA 17-007

Lemon Cove Community Plan 2019



Board of Supervisors
February 25, 2020

Presented by the
Tulare County Resource Management Agency



Overview

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- General Plan Amendment
 - Lemon Cove Community Plan 2019 GPA 17-007

- Initial Study/Mitigated Negative Declaration/ Monitoring and Reporting Program
 - Lemon Cove (SCH# 2019119031)

- Amendment of Section 18.9 “Mixed-Use” Overlays
 - PZC 19-016

- Amendment of Section 16 “By-Right Uses”
 - PZC 19-017

- Amendment to Zoning Districts (Zoning Plan)
 - PZC 17-007

Community Outreach

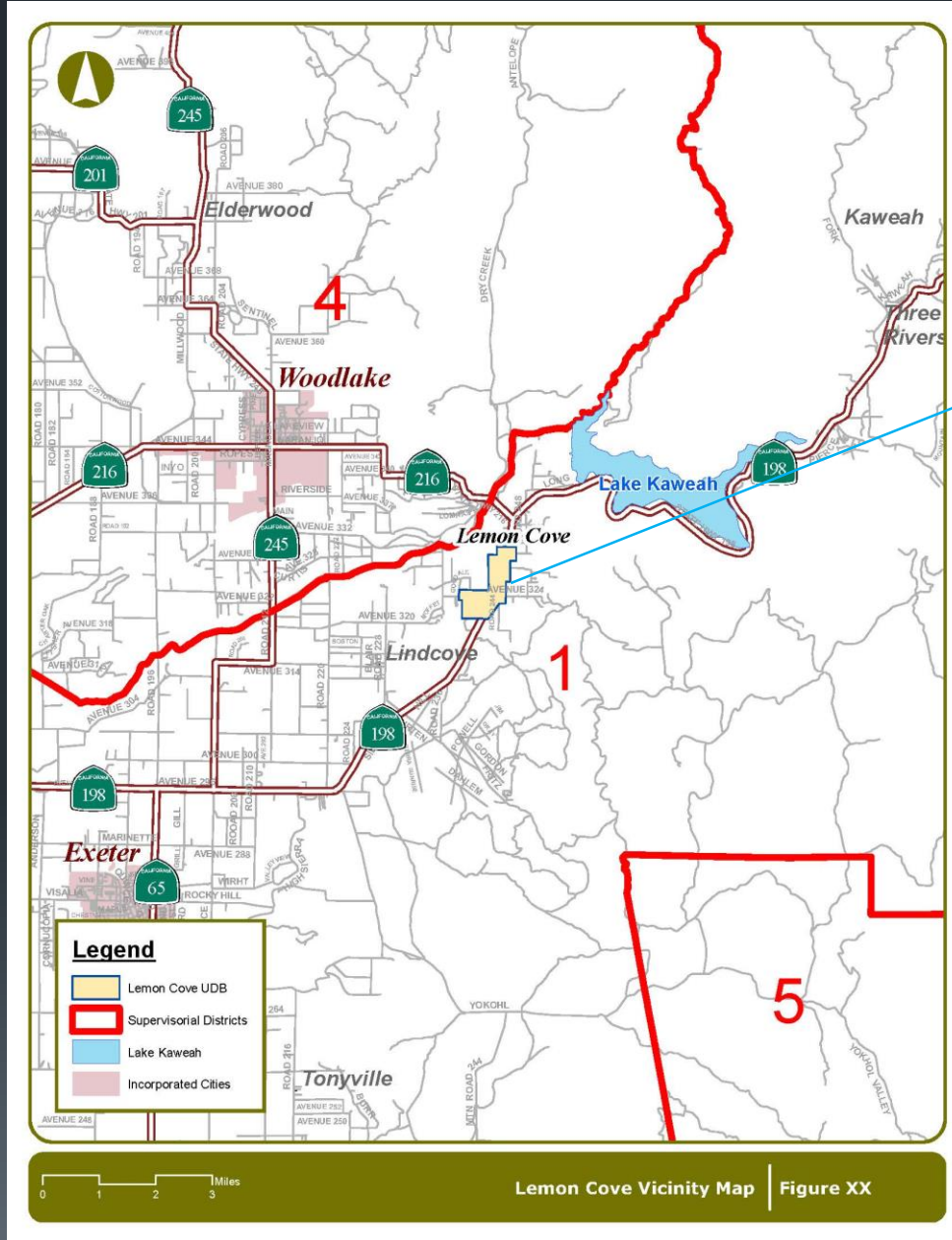
Seven Community Outreach meetings

- **Lemon Cove Sanitary District meetings:**
 - August 6, 2019
 - September 3, 2019
 - October 1, 2019
 - November 5, 2019
 - December 3, 2019

- **Sequoia Union School District Board meeting:**
 - September 12, 2019

- **Community Outreach Workshop (Sequoia Union School):**
 - November 7, 2019

Lemon Cove Vicinity Map



Lemon Cove

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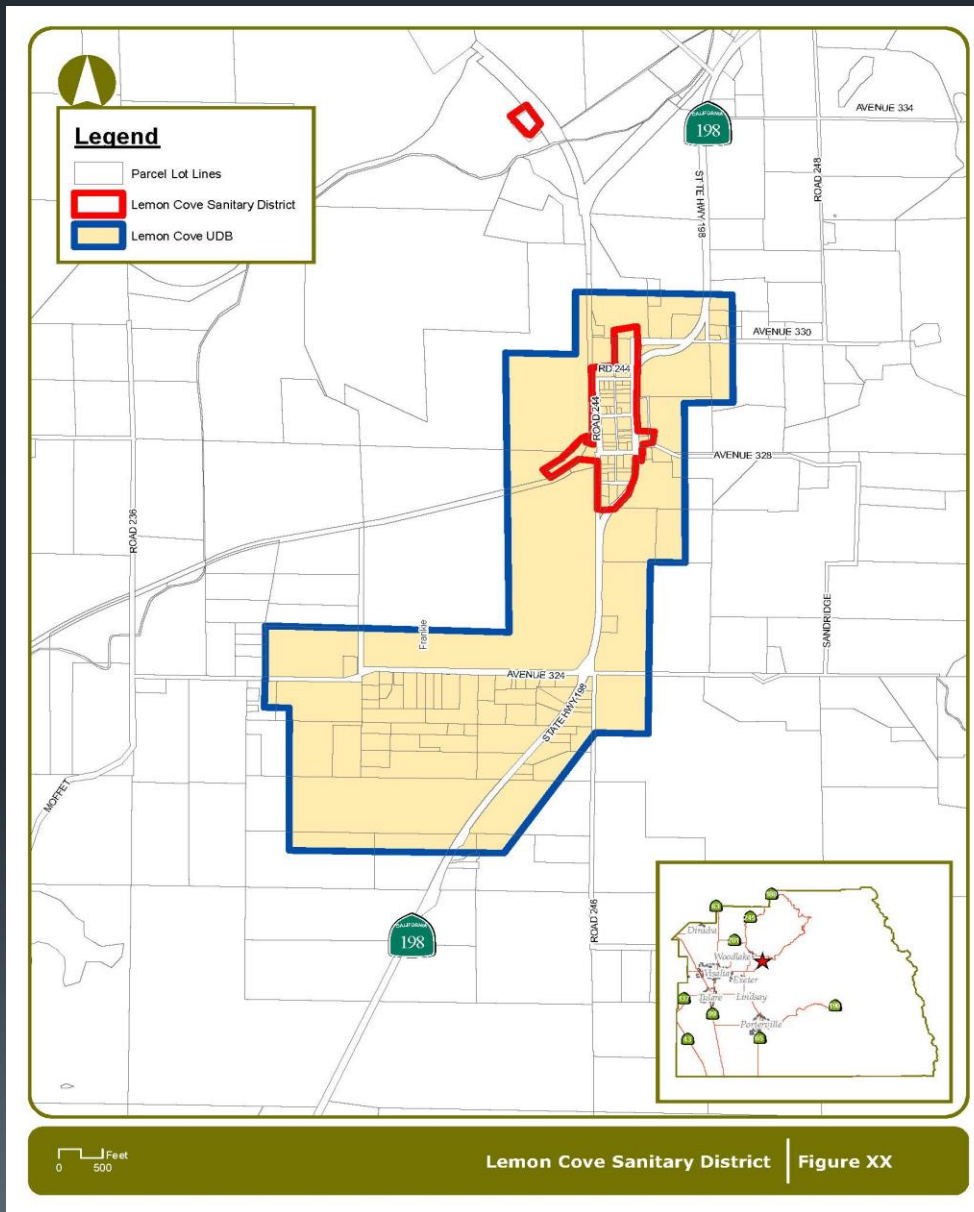
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CEQA Analysis:

Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)

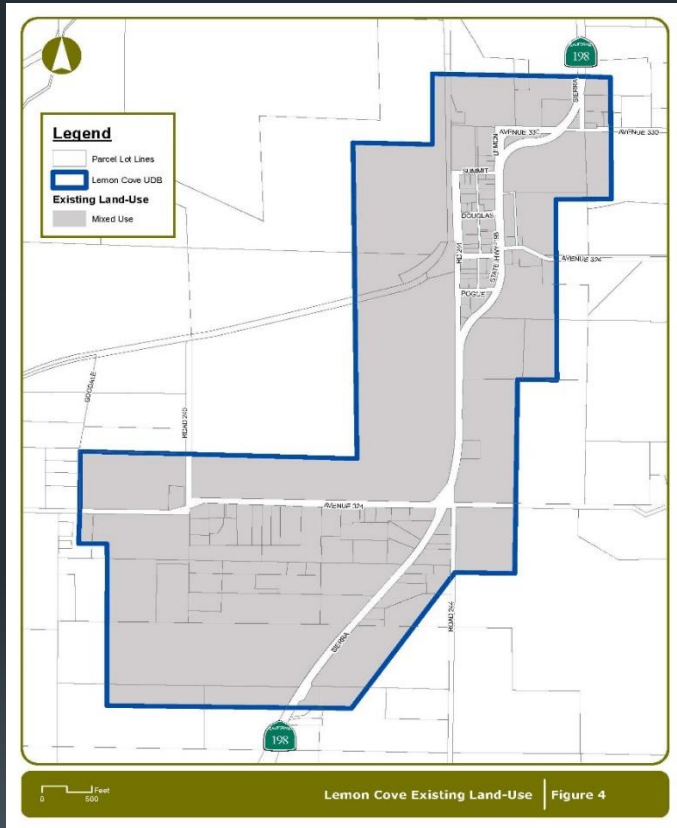
- Less Than Significant Impacts with Mitigation:
 - Biological Resources, Cultural Resources, Tribal Cultural Resources, Mandatory Findings of Significance (Pre-Construction Surveys)
- Technical Memoranda for Air Quality, Energy and Greenhouse Gas
- Response to Comments

LEMON COVE EXISTING UDB AND SANITARY DISTRICT BOUNDARY (24 Acres) SOI Coterminous with Existing UDB

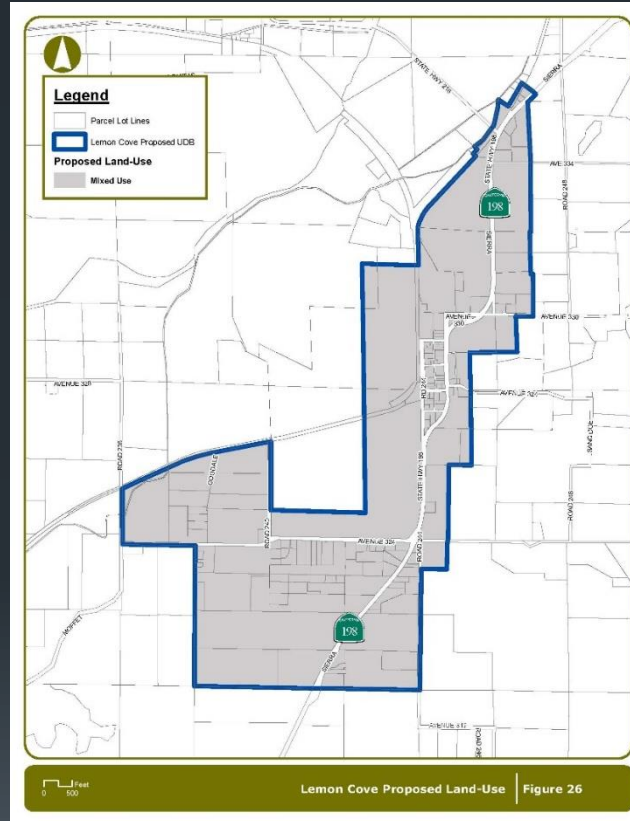


LEMON COVE

Adopted Land-Use

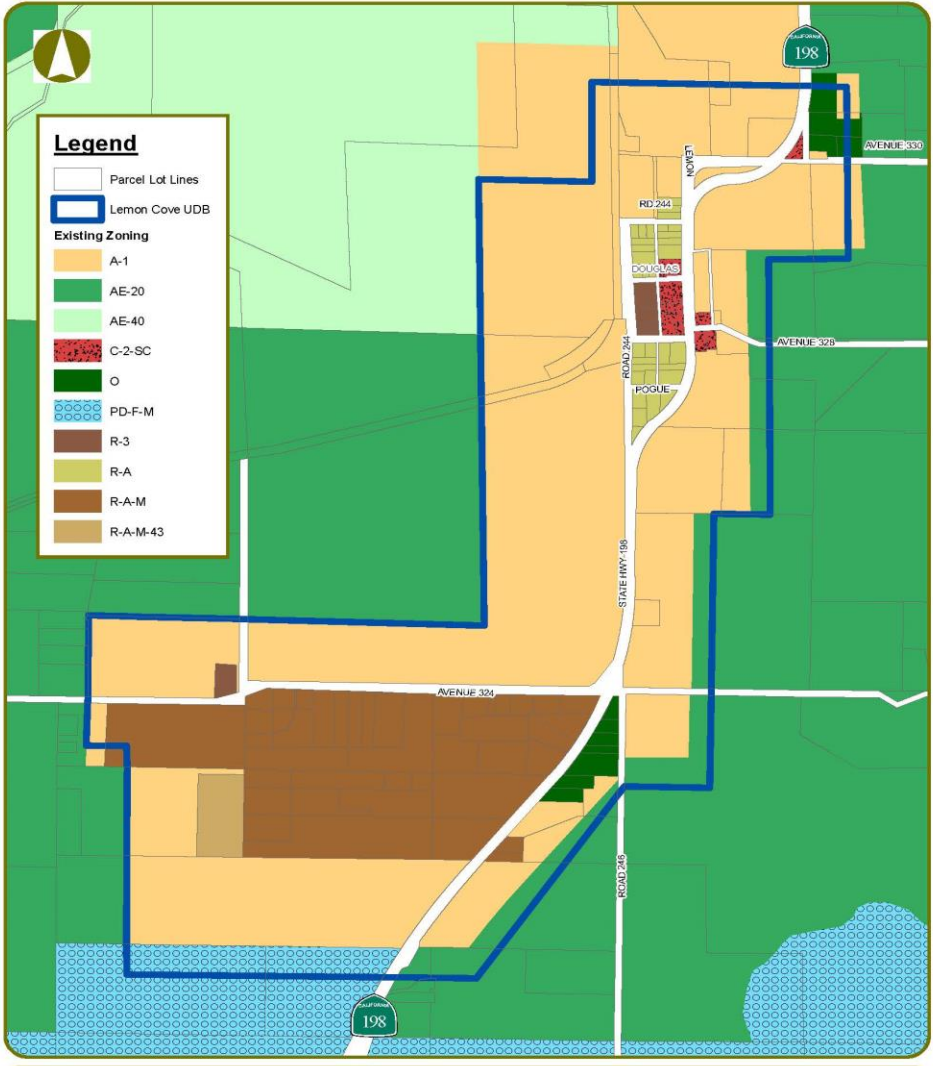


Proposed Land -Use

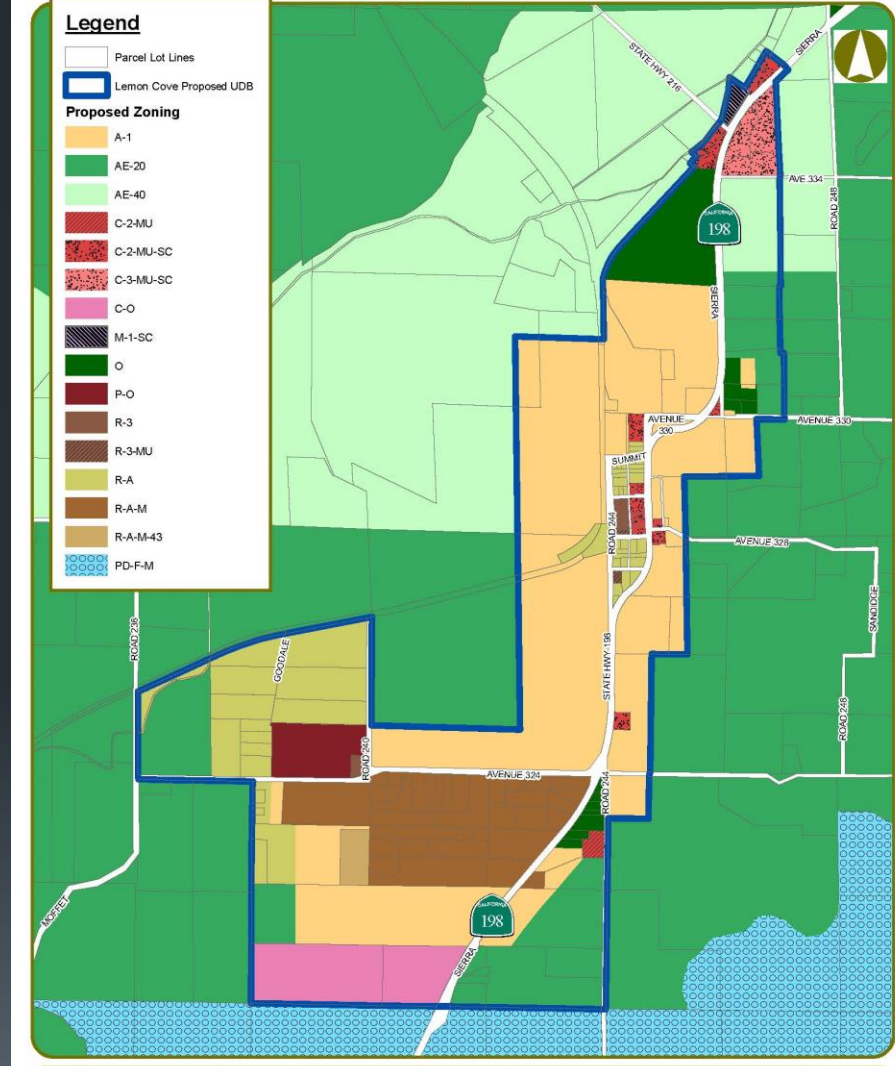


- UDB 404 Acres
- Increased + 269 acres
- Total 673 acres
- Squared off UDB with Zoning and Parcels
- Population 232 (2017)
- MHI \$51,979
- 115 Housing Units
- Housing 84% 1-unit detached
- Housing 83% Owner occupied
- Water and Sewer System (LCSD)

Lemon Cove Existing and Proposed Zoning Districts

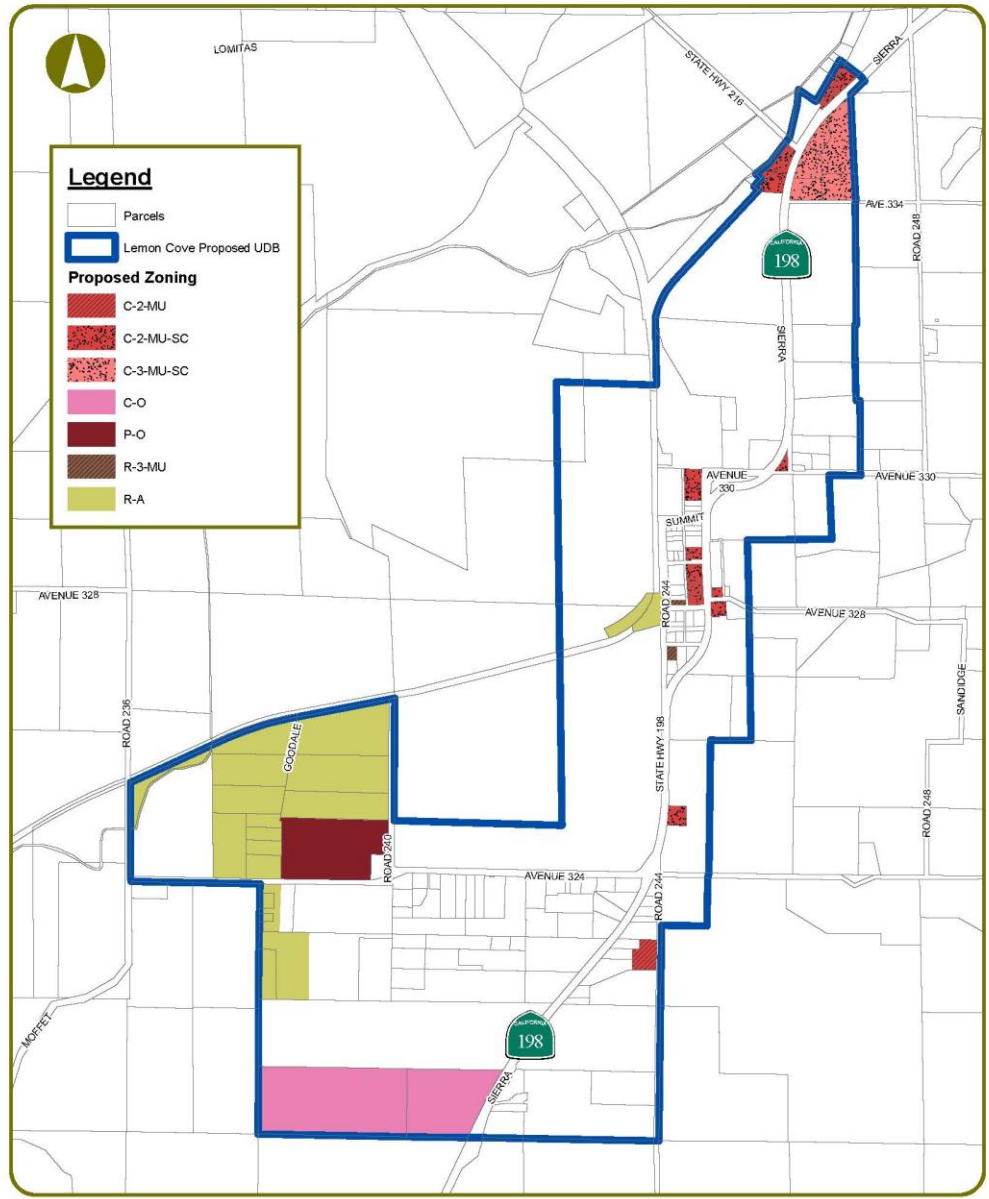


Lemon Cove Existing Zoning | Figure XX



Lemon Cove Proposed Zoning | Figure 26

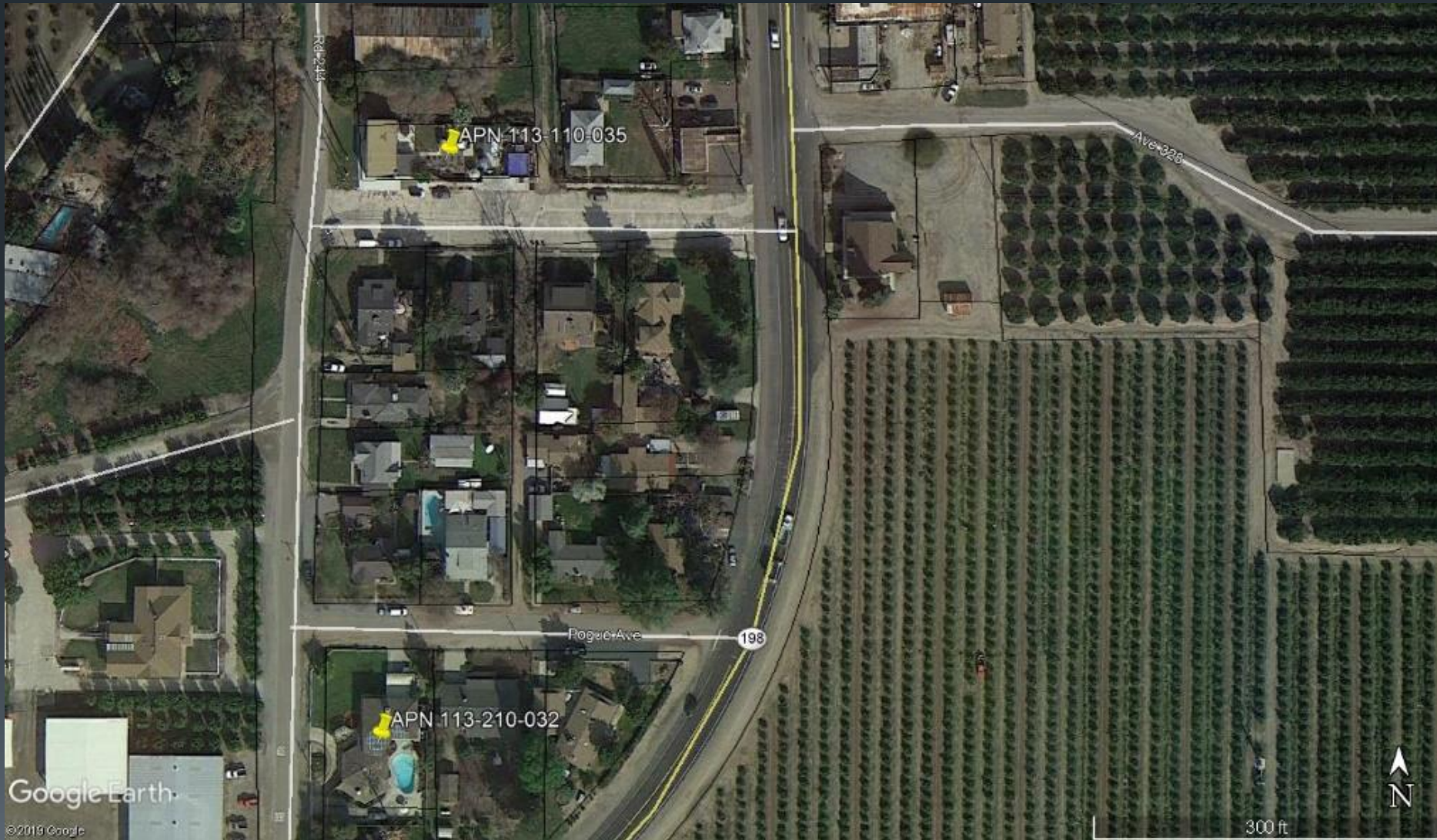
Proposed Zoning District Changes



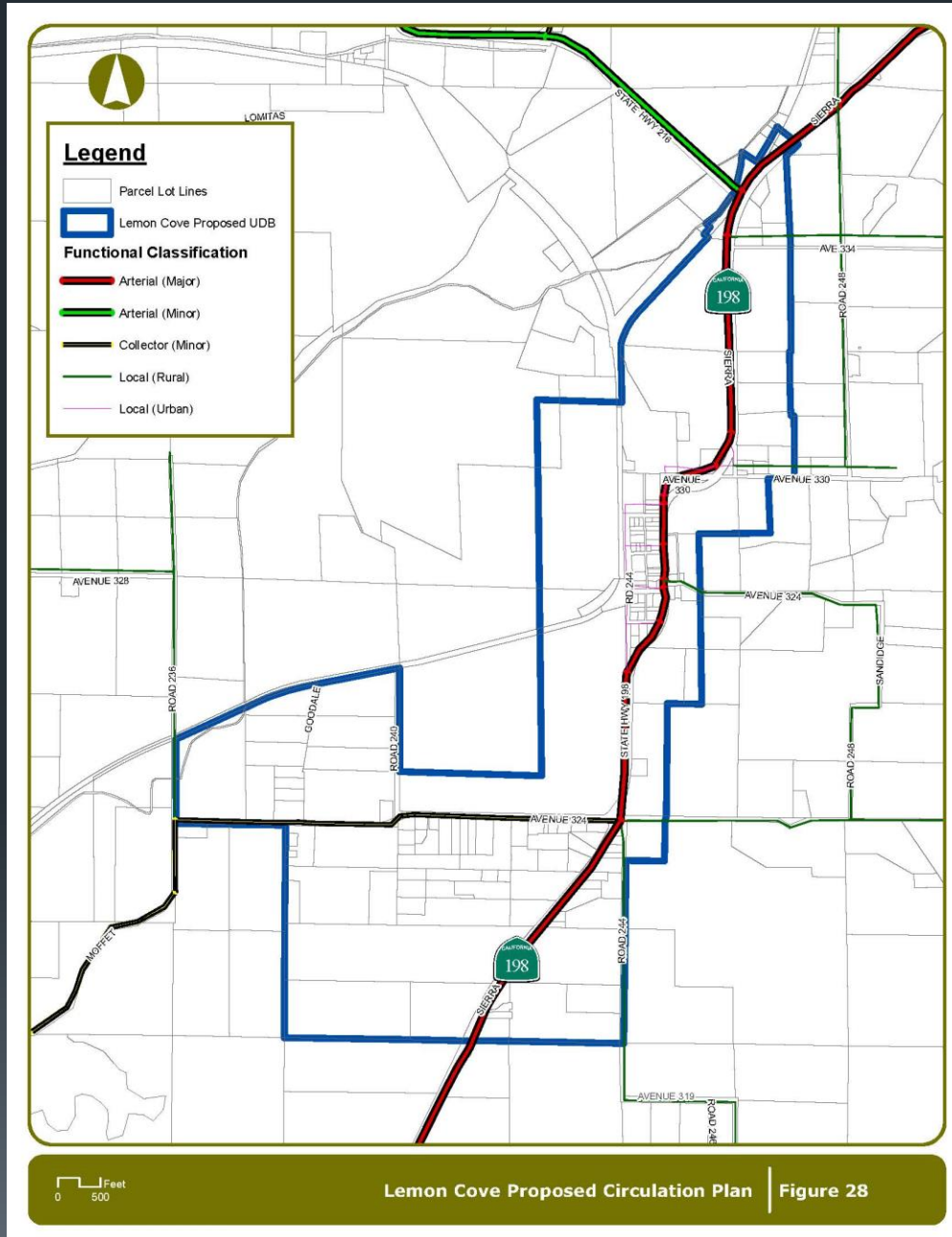
Lemon Cove Proposed Zoning Changes Only

Parcels Not Recommended for R-3-MU Rezoning by the Planning Commission

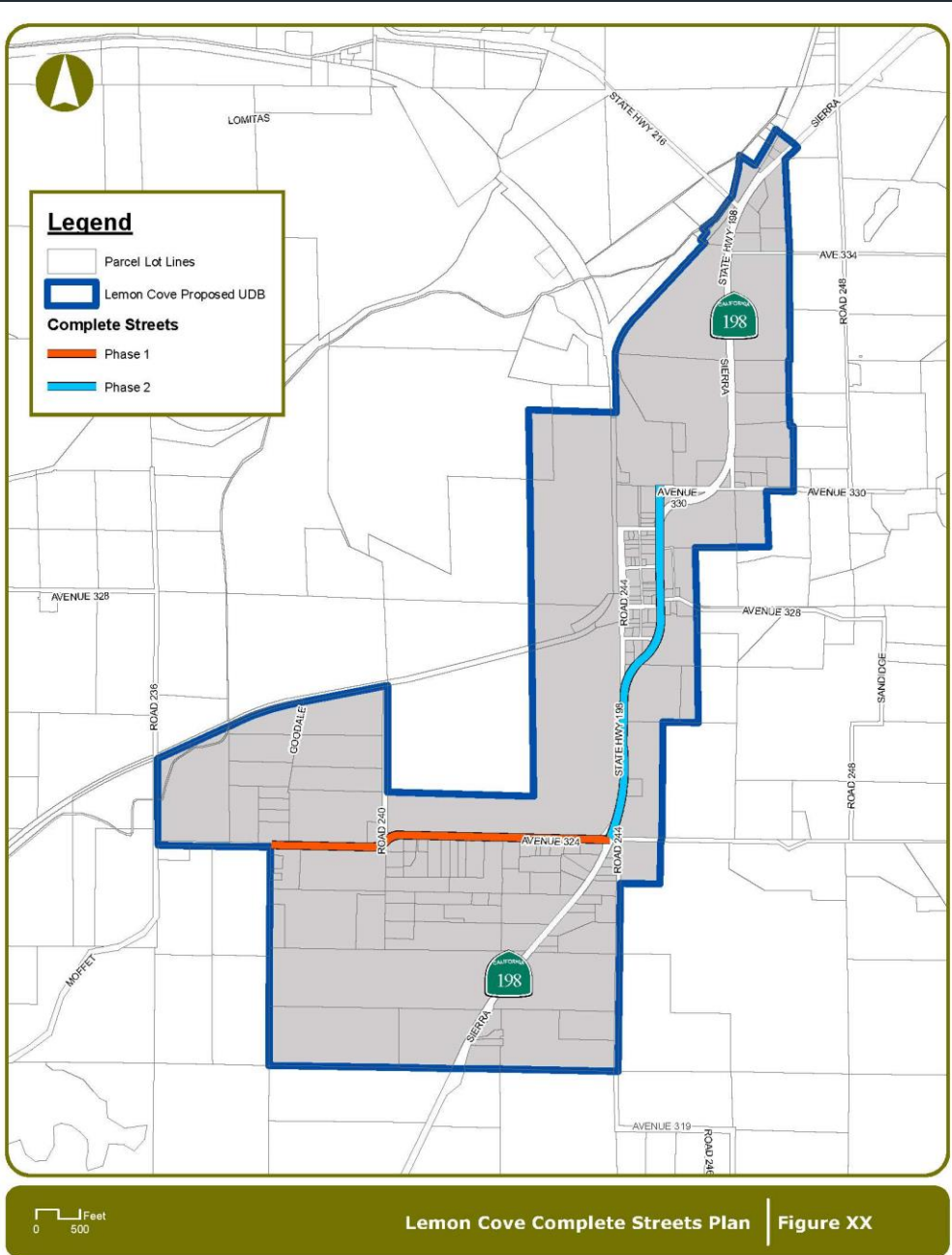
APN 113-110-035 and APN 113-210-032



Lemon Cove Transportation and Circulation Plan



Lemon Cove Complete Streets Plan



“Mixed-Use” Overlay Zoning

Section 18.9

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 vehicle miles traveled, if residential uses are mixed with uses for employment.

“By-Right” Zoning Section 16

Previous Conditional Uses have been updated to allow additional “By Right” uses with only limitations based on CEQA...

1. no or minimal environmental or land use impact on adjacent uses are allowed in all zones by right.
2. Those uses that have an environmental or adverse land use effect on adjacent properties necessitating mitigation measures required to apply for a traditional use permit.

Request: That the Board of Supervisors

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1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Approve the findings and recommendations of the Planning Commission, as set forth in the attached Exhibit A.
3. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Plan (MMRP) (SCH# 2019119031) prepared for the 2019 Lemon Cove Community Plan consistent with Planning Commission Recommendation Resolution No. 9692.
4. Adopt General Plan Amendment (GPA No. 17-007) for Amendments to Part III of the Tulare County General Plan to establish a Community Plan for Lemon Cove and to Part I General Plan Amendment to the Planning Framework, Land Use, Environmental Resources Management (Open Space), Transportation and Circulation Elements, consistent with Planning Commission Recommendation Resolution No. 9693.
5. Amend Section 18.9 (PZC 19-016) of the Tulare County Zoning Ordinance No. 352 establishing the Mixed Use Combining Zone within Lemon Cove, consistent with Planning Commission Recommendation Resolution No. 9694.
6. Amend Section 16 of Ordinance No. 352, the Zoning Ordinance, to allow additional by-right uses within the Lemon Cove (PZC 19-017), consistent with Planning Commission Recommendation Resolution No. 9695.
7. Amend Ordinance No. 352, the Zoning Ordinance, as set forth in the Zoning District Ordinance Maps for Lemon Cove (PZC 17-007), consistent with the 2019 Lemon Cove Community Plan to rezone certain properties, consistent with Planning Commission Recommendation Resolution No. 9696.