AMENDMENT 87-01

THREE RIVERS LAND USE

Approved: Tulare County Planning Commission
Resolution 6403 - July 22, 1987

Adopted: Tulare County Board Of Supervisors
Resolution 87-1046 - August 11, 1987

AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT -- THREE RIVERS AREA
GPA 87-01

I. INTRODUCTION

This document amends the text of the Land Use Element of the Tulare County General Plan for the Three Rivers Area, primarily regarding the term "usable open space" and what land will qualify for use when computing the density of new residential development projects.

II. SUPERCEDURE

This document supercedes the 1980 Three Rivers Community Plan text GPA 80-01 (adopted by the Board of Supervisors on May 20, 1980), as it pertains to the portions herein described.

III. MODIFICATION TO ADOPTED ELEMENT

A. The 1980 Three Rivers Community Plan (GPA 80-01) is hereby modified by including the following wording in the text of the Plan document, on the pages cited:

(1) Page 25 -- bottom, right-hand corner, to be new section after Kaweah River Designated Floodway paragraph:

Open Space

The plan recognizes that there are areas in the Three Rivers planning area that should be retained in open space in order to protect public health and safety, environmentally sensitive features, etc.; however, there is also "usable" open space, which may be considered when computing the density of residential developments. "Usable" open space is defined on Page 33, within the "Planned Unit Development" section.

(2) Page 33 -- upper right-hand corner, within Definitions:

(c) Usable Open Space: Usable open space is defined as area that can be considered when computing the residential density of a Planned Unit Development in addition to the area on which dwelling units are to be located. Such area to be utilized for "usable open space" shall be located contiguous to the area on which the residential units are to be located and

shall not be separated from the dwelling unit area by any "Arterial" or "Collector" roads (as said roads are designated by the Three Rivers Community Plan or its amendments). Additionally, the following shall not qualify as "usable open space":

(1) the channel or designated (100-year) floodway of the Kaweah River;

(2) slopes that exceed 30% (thirty percent); and

(3) areas separated by barriers that preclude easy access to the dwelling unit areas (any such barriers will be determined for individual project sites by the applicable decision-making body).

(3) Page 33 -- bottom left-hand corner, inserted as the new last paragraph within Properties Within the Designated Floodway:

Any area within the channel or designated floodway of the Kaweah River (includes the Middle Fork, North Fork, South Fork, and main channel) shall not be considered when computing the residential density for new residential development projects.

B. Upon adoption of GPA 87-01, by the Board of Supervisors, Pages 25 and 33 of the Three Rivers Community Plan will be reprinted, as a part of this Amendment, to reflect the textual changes incorporated by this Amendment.

C. This Amendment makes no other changes to GPA 80-01.

IV. IMPLEMENTATION

The modifications to the Three Rivers Community Plan set forth by this amendment will be implemented at the project review level of future projects; no implementation is possible at this stage.