AMENDMENT 94-003

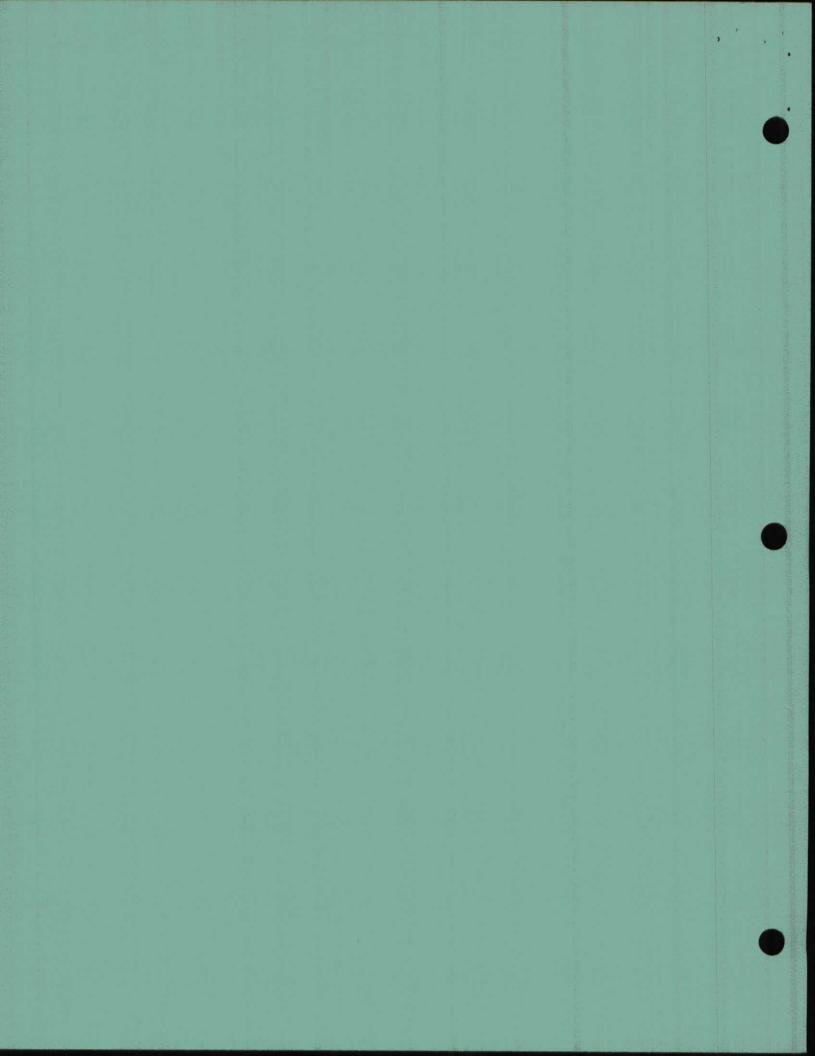
THREE RIVERS LAND USE



Approved: Tulare County Planning Commission Resolution 7376 - April 26, 1995

Adopted: Tulare County Board of Supervisors

Resolution 95-0809 - June 27, 1995



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN THREE RIVERS AREA GPA 94-03

I. <u>INTRODUCTION</u>

This document amends the Three Rivers Community Land Use and Circulation Plan (GPA 80-01) by changing the land use designation from "Medium Residential" (1 Family per acre) to "Commercial Recreation" for a 137 acre site located north of the Middle Fork of the Kaweah River, approximately 1/2 mile west of the intersection of North Fork Drive and State Highway 198, in Three Rivers, as shown on "Exhibit A".

II. SUPERSEDURE

This amendment supersedes the adopted Land Use Map for the affected property of GPA 80-01, Three Rivers Community Land Use and Circulation Plan.

Unless otherwise noted herein or by previous amendment, all policies and other information contained in the adopted Plan (GPA 80-01) remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

- A. The 1980 Three Rivers Community Plan Map (GPA 80-01) is hereby modified by changing the land use designation of the 137 acres from "Medium Density Residential" to "Commercial Recreation". (See attached map)
- B. Table 1 "Existing and Planned Land Use", "Residential/Total Designated Land Use (Total Acres)" is hereby modified to reflect the modification described above.
- C. Table 3 "Land Use and Zoning Compatibility Matrix" is hereby modified to add PD (Planned Development Overlay) Zone as compatible with the "Land Use Proposals" Commercial Recreation.
- D. "COMMUNITY DEVELOPMENT, Goal IV, Objective 3, Policies" of GPA 80-01, page 15 is hereby amended by adding paragraph 6 thereto, to read as follows:
 - 6. No new commercial resort development proposal which either exceed 40 acres in area or 100 guest rooms shall be allowed without approval of a Planned Unit Development pursuant to Section 18.5 or a Planned Development pursuant to Section 18.6, Subsection G of the Tulare County Zoning Ordinance has been secured.
- E. "ECONOMIC BASE, Goal I, Objective 1" of GPA 80-01, page 15 is hereby amended by adding paragraph 6 thereto, to read as follows:
 - 6. Promote the use of the site approved for "Commercial Recreation" development by GPA 94-03 for a destination-type resort such as a guest ranch, conference facility, health spa, golf course or equestrian establishment. Development of the site

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for retail or service commercial use, unless incidental to the primary use of the site for a destination-type resort, shall be prohibited.

F. The subsection entitled <u>Commercial-Recreation</u> under <u>LAND USE NEEDS</u> in Chapter IV, page 25 is hereby amended to read as follows:

Commercial-Recreation

The plan designates several separate areas totaling approximately 137 acres for commercial-recreation. Commercial-recreation is defined as those types of commercial retail service uses primarily oriented or associated with recreational uses or opportunities for the tourists and highway traveler, as well as for local residents. The majority of the areas delineated on the Land Use map are partially developed with single-family and commercial uses. All of the existing uses are recognized by the plan and designated for commercial-recreation to allow continuation of the existing use, plus a limited area for expansion.

A significant additional area (added by GPA 94-03) containing 137 acres is located north of the Middle Fork of the Kaweah River about 1/2 mile west of the intersection of North Fork Drive and State Highway 198. The area, known as the Thorn Ranch, is ideally suited for use as a destination resort or conference facility due to its proximity to the highway and physical separation from residential areas. Such a facility is recommended in the Tulare County Economic Development Strategies (which was adopted by the Board of Supervisors in June, 1989) as one of the perceived facility requirements needed to enhance tourism within the Tulare County region. However, because the site does not have direct access to State Highway 198, it's important to restrict the use only to destination resort and/or conference related purposes. This can be addressed through the PD zoning process as required under GOAL IV, Objective 3, Policy 6 of this plan.

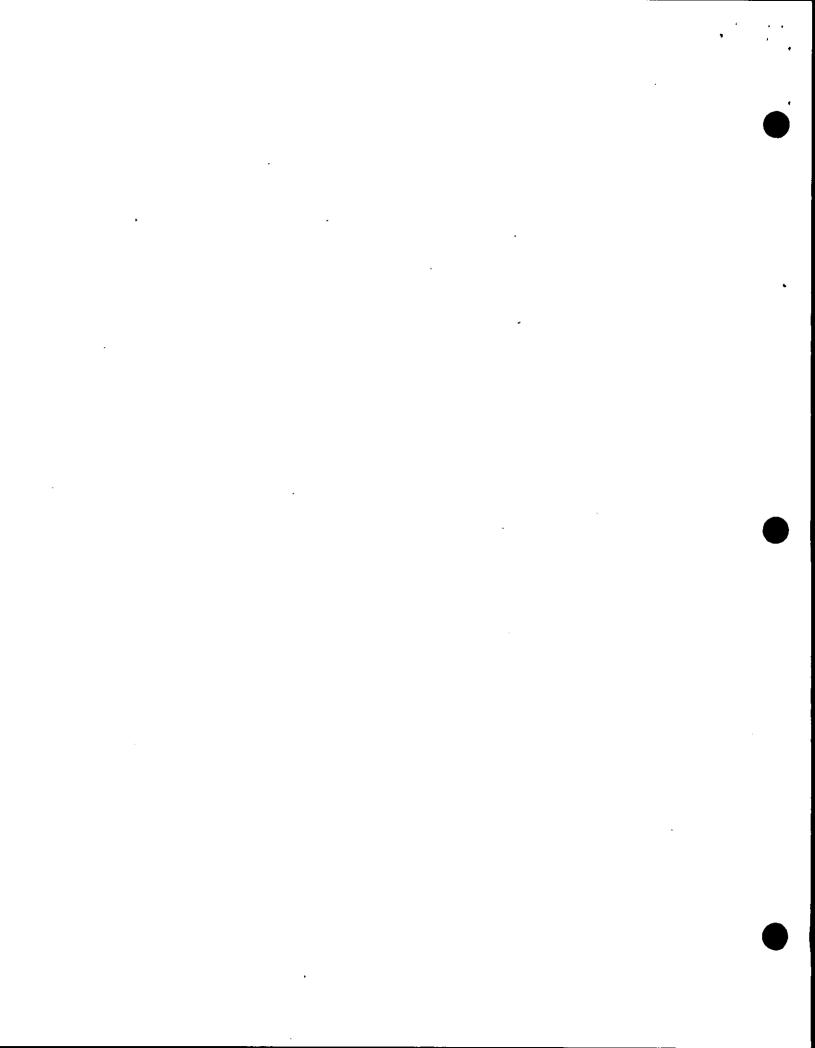
G. This amendment makes no other changes to GPA 80-01.

IV. IMPLEMENTATION STRATEGIES

Amend subsection 2 of the section entitled <u>Planned Unit Developments PUD</u> in the Implementation Strategies in Chapter V to add paragraph (e) as follows:

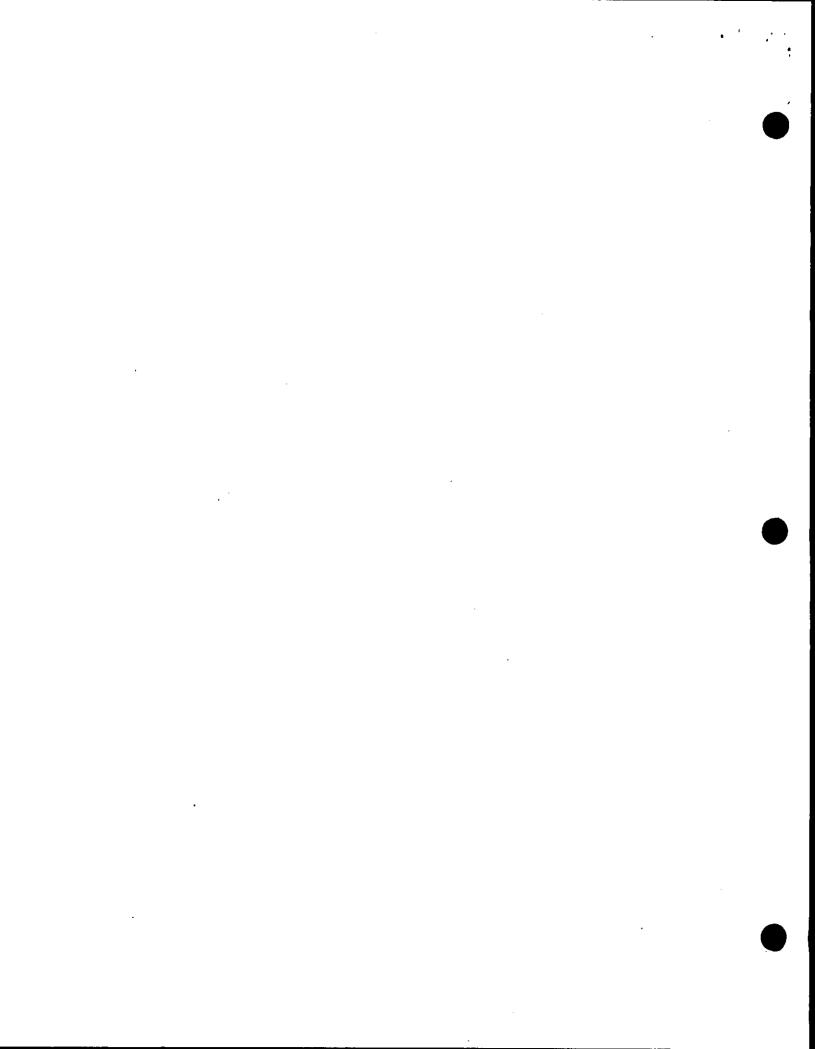
Planned Development Requirements - GPA 94-03

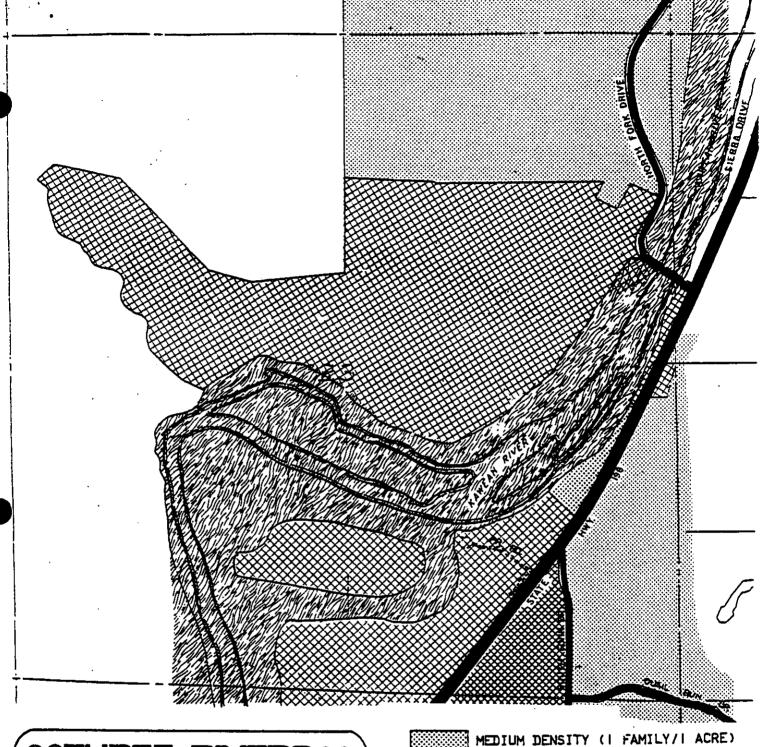
(e) To implement the amendment to the Three Rivers Community Plan, the zoning of that portion of the property to be designated "Commercial Recreation" located outside of the Designated Floodway shall be changed to PD-CO (Planned Development-Commercial Recreation) Zone.



In the event that private interests choose not to utilize the commercial designation on the site, it may be used for single-family residential, provided that an appropriate general plan amendment and rezoning to residential is approved before the final map is recorded.

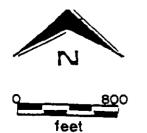
NOTE: Change of Zone No. PZ 94-010 is being considered concurrently with this plan amendment.

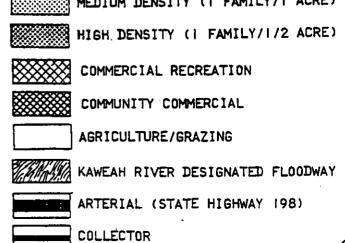




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