

# General Plan Amendment No. GPA 24-003 and Zone Change No. PZC 24-001 (Pinnacle Investments)



Board of Supervisors

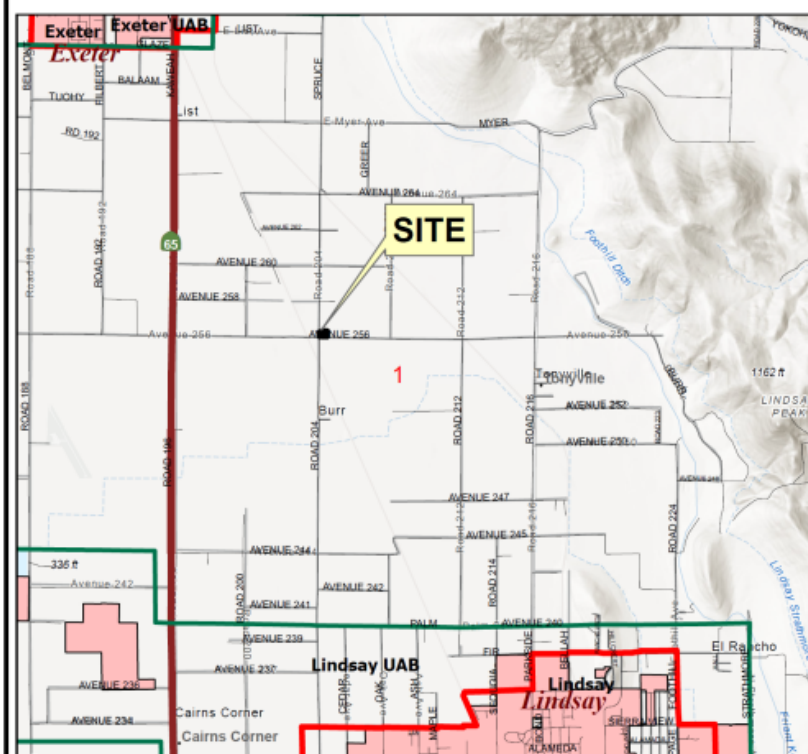
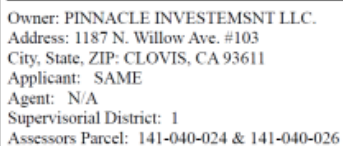
July 9, 2024

Presented by the  
Tulare County Resource Management Agency



# Overview

- GPA 24-003 proposes to change the land use designation from Valley Agriculture to Mixed Use.
- PZC 24-001 proposes to change the zone from the AE-20 (Exclusive Agriculture – 20 Acre Minimum) Zone to the C-2-MU (General Commercial – Mixed Use Overlay) Zone for two (2) parcels consisting of 1.17 acres. The proposed rezoning is for the potential future development of a gas station and associated “C” Store on this site.
- Location: The Project Site is located at 20440 Avenue 256, on the northeast corner of Avenue 256 and Road 204 (Spruce), south of Exeter (APN’s: 141-040-024 and 141-040-026).



### Legend

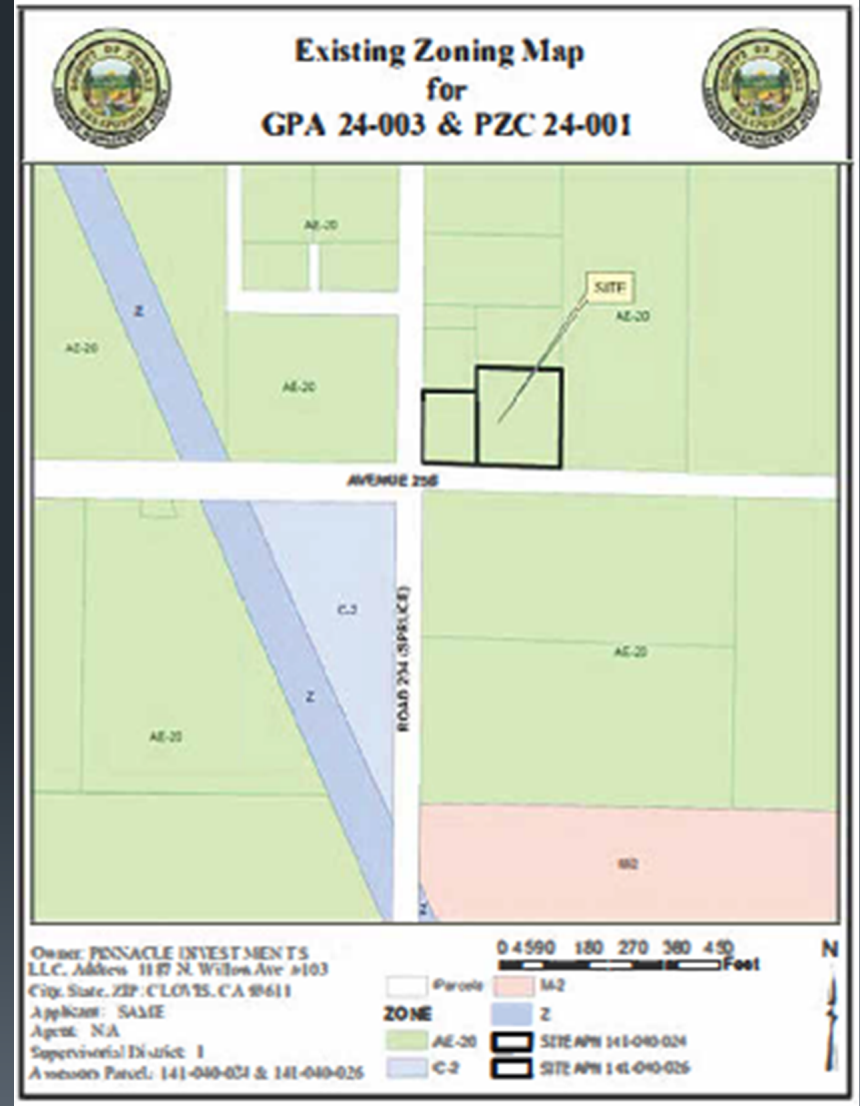
-  Supervisorial Districts    
 \* Place Names    
  UDB  
 hwymerg    
 Cities    
 UAB  
 Streets    
 County Boundary    
 GPA 24-003 & P2C 24-001

Supervisory District: 1

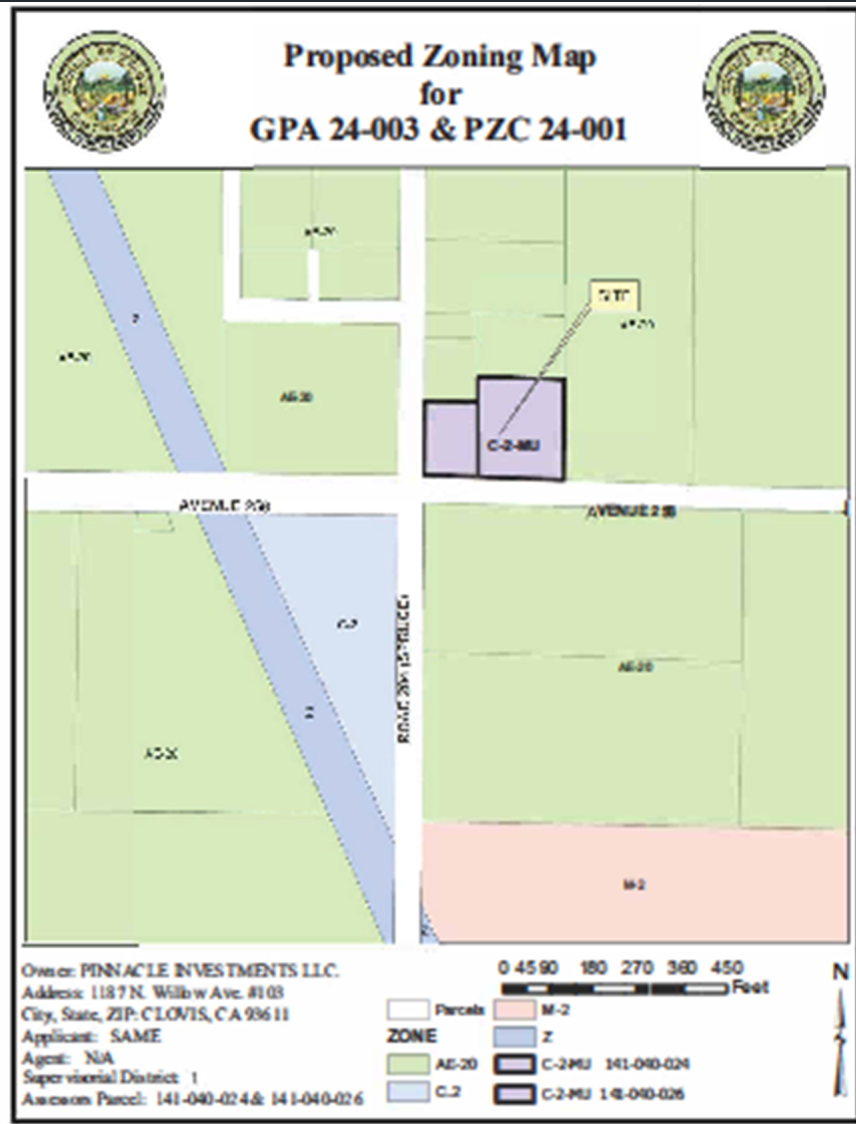
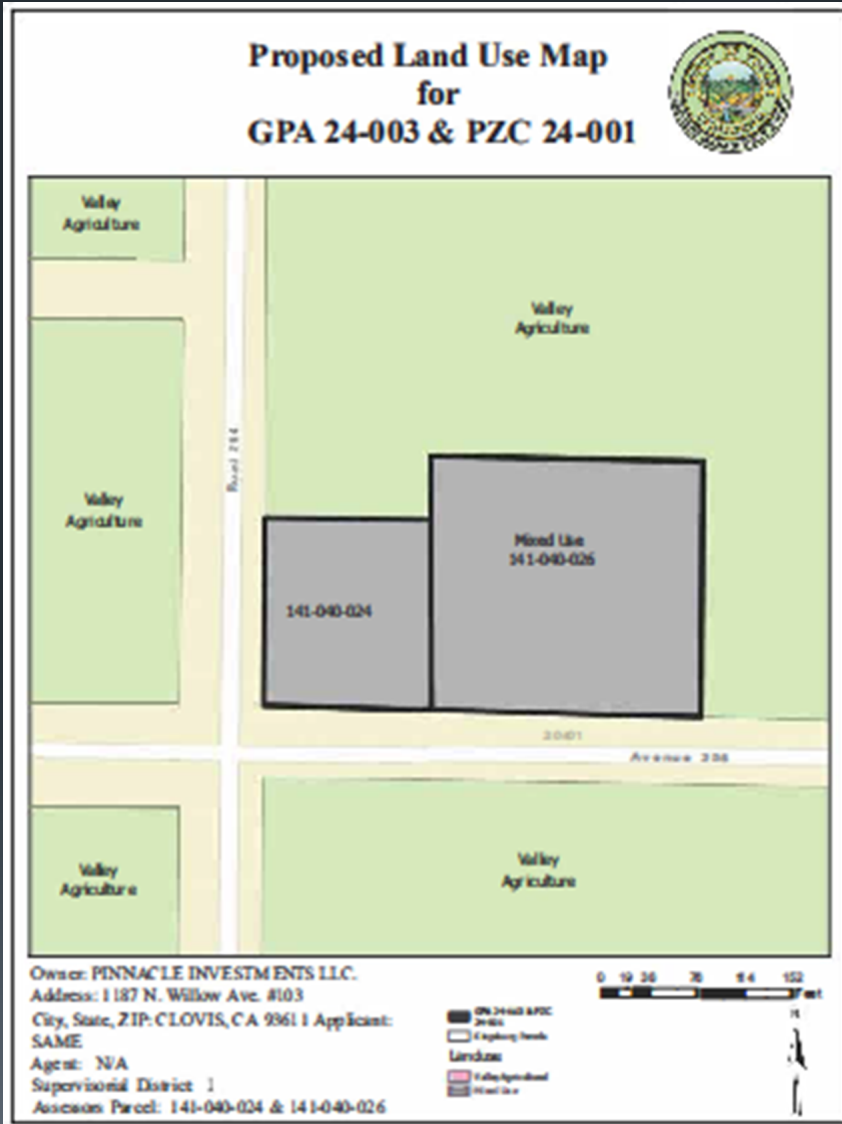


## Existing Land Use Map for GPA 24-003 & PZC 24-001

Owner: PINNACLE INVESTMENTS LLC  
 Address: 1187 N. Willow Ave. #103  
 City, State, ZIP: CLOVIS, CA 93611 Applicant:  
 SAME  
 Agent: N/A  
 Supervisorial District: I  
 Assessors Parcel: 141-040-024 & 141-040-026



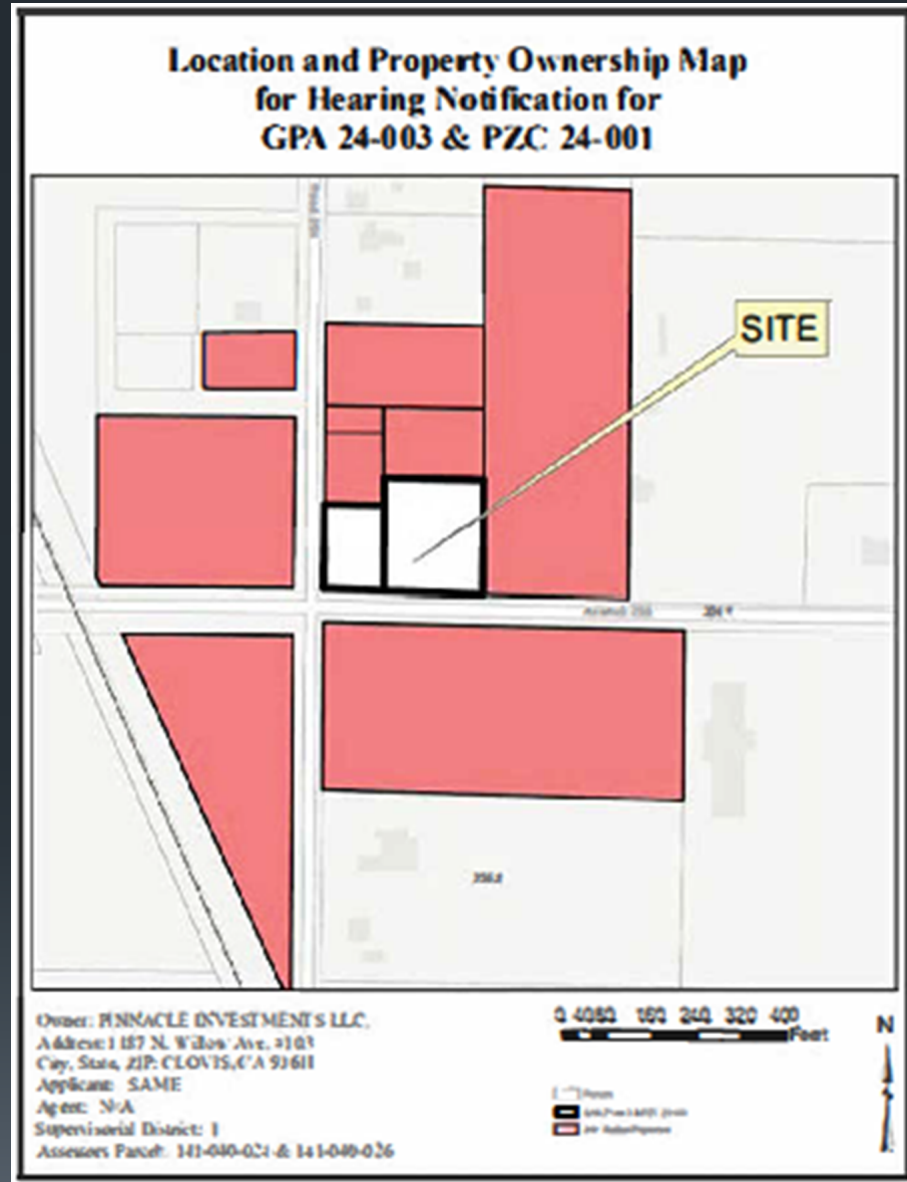
# Proposed Land Use and Zoning Maps





# Hearing Notification Map

The public hearing notice was mailed to surrounding property owners and published in the Sun-Gazette on June 26, 2024.



## Williamson Act

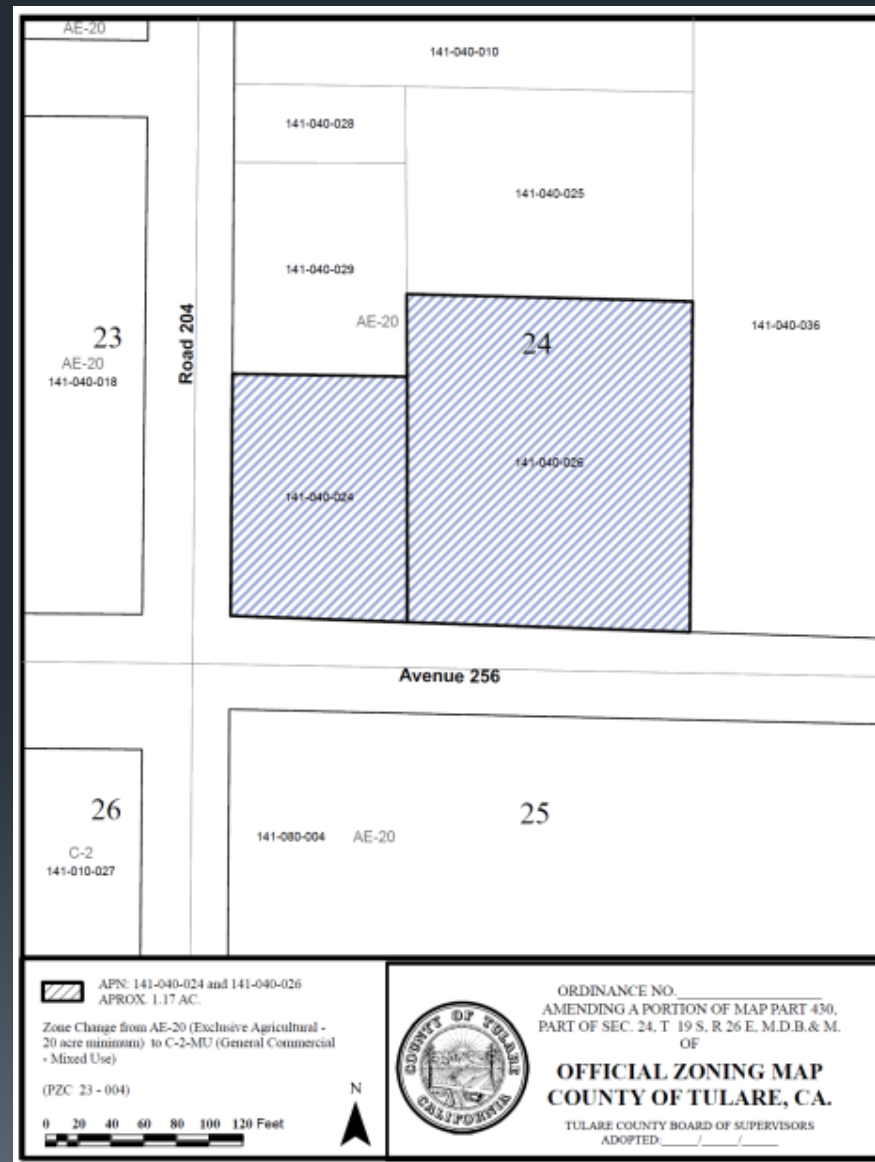
- The subject parcel is not restricted by a California Land Conservation Act (Williamson Act) Contract.

## Consultation

- A Project Review – Consultation Notice was sent to the RMA Building Division, Code Compliance, Environmental Planning, the Tulare County Public Works/Engineering Department, the Tulare County Fire Department, Environmental Health, and the Assessor.
- Tribal Notification (SB18) was also provided as part of the consultation process

# Draft Official Zoning Map

8





# Request

## That the Board of Supervisors:

1. Approve General Plan Amendment No. GPA 24-003, Pinnacle Investments LLC, to change the County's land use designation, on approximately 1.17-acres, from "Valley Agriculture" to "Mixed Use", located at 20440 Avenue 256 on the northeast corner of Avenue 256 and Road 204 (Spruce Road), APNs 141-040-024 & 026, south of Exeter.
2. Adopt the findings of approval, as recommended and set forth by the Planning Commission and approve Zone Change No. PZC 24-001.
3. Adopt an ordinance amending Paragraph B of Section 3 of Ordinance No. 352, the Tulare County Zoning Ordinance, for Change of Zone No. PZC 24-001 to change the zone on approximately 1.17 acres from the AE-20 (Exclusive Agriculture, 20-Acre Minimum) Zone to the C-2-MU (General Commercial - Mixed Use Overlay) Zone at 20440 Avenue 256, Visalia, CA. (APNs:141-040-024 & 026).
4. Find that this ordinance by statute can only be passed after notice and a public hearing, so it is exempt from the usual requirements that an ordinance be read in full and adopted over two regular meetings.
5. Direct the Clerk of the Board to publish the full text of the adopted Ordinance and Amended Zoning Map for PZC 24-001, as required by law.
6. Authorize the Environmental Assessment Officer, or their designee, to file the Notice of Exemption (NOE) with the County Clerk-Recorder and the State Office of Planning and Research.
7. Adopt the findings recommended and set forth by the Planning Commission and find that the Project is exempt from review under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to § 15303 New Construction or Conversion of Small Structures.