

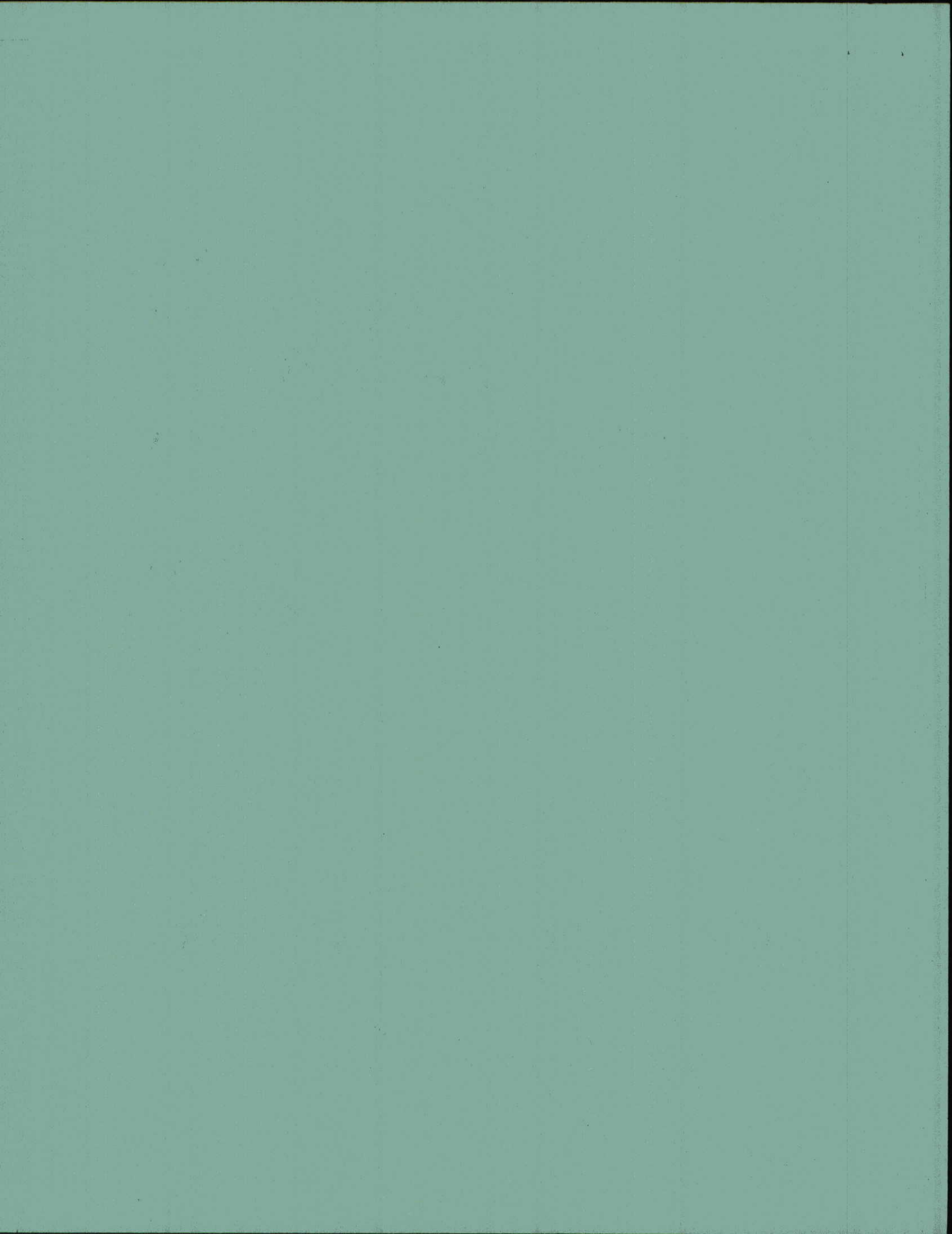
AMENDMENT 89-03

**CUTLER - OROSI
LAND USE AND
CIRCULATION PLAN
URBAN AREA BOUNDARY**



Approved: Tulare County Planning Commission
Resolution 6789 - August 22, 1990

Adopted: Tulare County Board of Supervisors
Resolution 90-1346 - November 6, 1990



**AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
- CUTLER-OROSI COMMUNITY PLAN -
LAND USE ELEMENT
CIRCULATION ELEMENT
URBAN BOUNDARIES ELEMENT
GPA 89-03**

I. INTRODUCTION:

This document amends the Land Use, Circulation, Urban Boundaries, and Open Space elements of the Tulare County General Plan by modifying the Cutler-Orosi Urban Development Boundary, Circulation plan designation, and the Land Use designations of five properties; all of which were established pursuant to the 1988 Cutler-Orosi Community Plan.

II. SUPERSEDURE:

This amendment supersedes the following maps which were adopted for the 1988 Cutler-Orosi Community Plan (Amendment 87-10) which was adopted by Board of Supervisors Resolution No. 88-1051 on August 30, 1988:

1. Map 10-Urban Boundaries Map; Chapter 3, Urban Development Boundary,
2. Map 11-Land Use Plan; Chapter 4, Policy Plan,
3. Map 12-Circulation Plan; Chapter 4, Policy Plan.

Unless otherwise noted herein, all policies and other information contained in the adopted 1988 Community Plan remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT:

1. The existing Urban Development Boundary is hereby modified by this amendment with the following minor modification:
 - * Addition of an approximate 37 acre parcel which is located on the south side of Avenue 404, 1/2 mile east of State Highway 63 (refer to Map 1).
2. The 1988 Cutler-Orosi Community Plan is hereby modified by changing the land use designations on the following properties:
 - A. Property which consists of 1.89 acres located along the east side of Road 127 between Avenue 413 and Avenue 414, from Medium Density Residential to High Density Residential (indicated as A on attached Map 2);
 - B. Property which consists of approximately 1.54 acres located on the north side of Emerald Avenue between Road 127 and Road 128, from Medium Density Residential to Professional Office (indicated as B on attached Map 2);

- C. Property which consists of 1.37 acres located along the north side of Railroad Drive between Orosi and Cutler Drives, from Medium Density to High Density Residential (indicated as C on attached Map 2);
 - D. Property which consists of .6 acres located on the east side of Road 128 (State Highway 63), adjacent to the Cutler Elementary School, from Quasi Public to General Commercial (indicated as D on attached Map 2);
 - E. Property which consists of 37 acres, which is now designated Agricultural, located on the south side of Avenue 404, 1/2 mile east of State Highway 63. The west 11.5 acres of the site will be designated Industrial. The eastern 25.5 acres will be designated Industrial Reserve. The entire 37 acre parcel will be proposed to be included within the Urban Development Boundary (indicated as E and F on attached Map 2).
3. The 1988 Cutler-Orosi Community Plan, Circulation Plan Map to designate Avenue 404 as a Collector beginning at a point one-half mile east of State Highway 63 and extending east for 1,320 feet (fronting the property proposed for inclusion within the UDB)(indicated as G on attached Maps 2 and 3).
 4. It is the intent of this amendment that no policy changes occur and that all adopted policies of the 1988 Cutler-Orosi Community Plan as referenced above in Section II "Supersedure" continue to apply to this area.

IV. IMPLEMENTATION STRATEGIES:

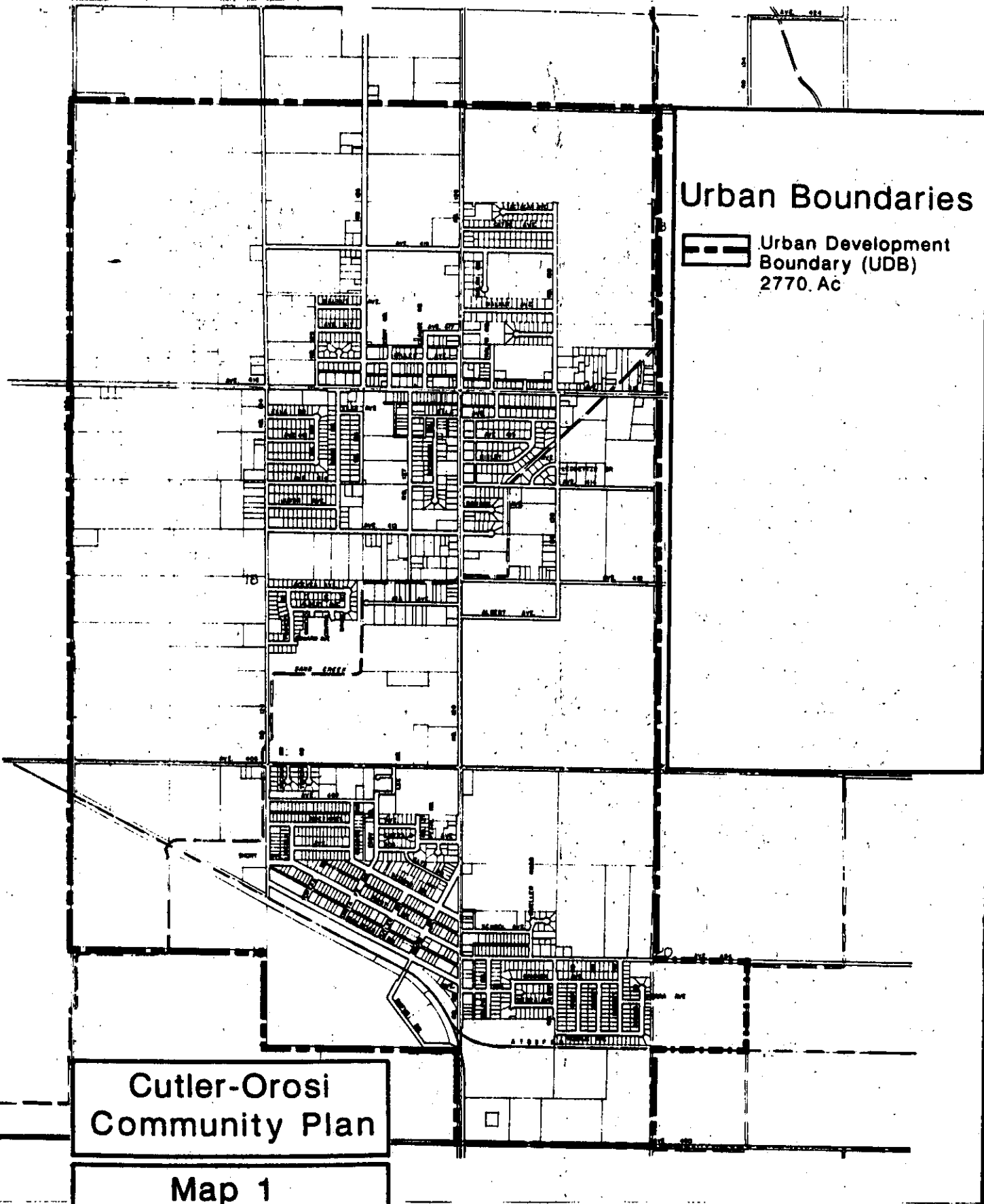
To implement the Land Use Plan amendment for the site identified in 2, D of Section III above, the existing zoning should be changed from R-2 (Two Family Residential) to C-2 (General Commercial). This change may be accomplished through a rezoning request initiated by the property owner.

*NOTE: A rezoning request is being considered concurrently with this plan amendment (Change of Zone No. PZ 90-012).

Urban Boundaries



Urban Development
Boundary (UDB)
2770. Ac



Cutler-Orosi
Community Plan
















Map 1

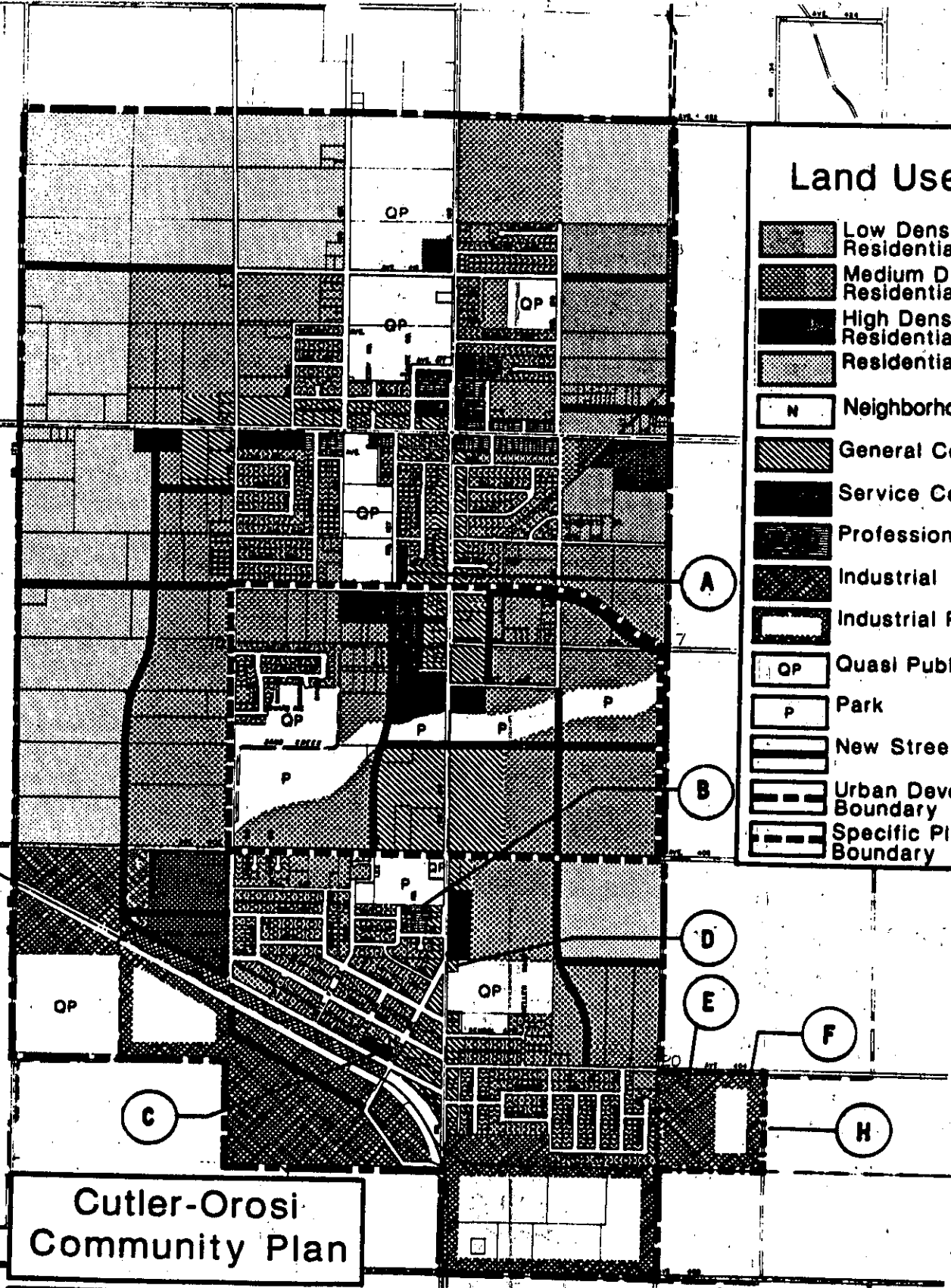
North

0 660 1320 FT

COLLINS & CASTRILLO
PLANNING CONSULTANTS

Land Use Plan

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential Reserve
-  Neighborhood Comm.
-  General Commercial
-  Service Commercial
-  Professional Office
-  Industrial
-  Industrial Reserve
-  Quasi Public
-  Park
-  New Street
-  Urban Development Boundary
-  Specific Plan Area Boundary



**Cutler-Orosi
Community Plan**




Map 2

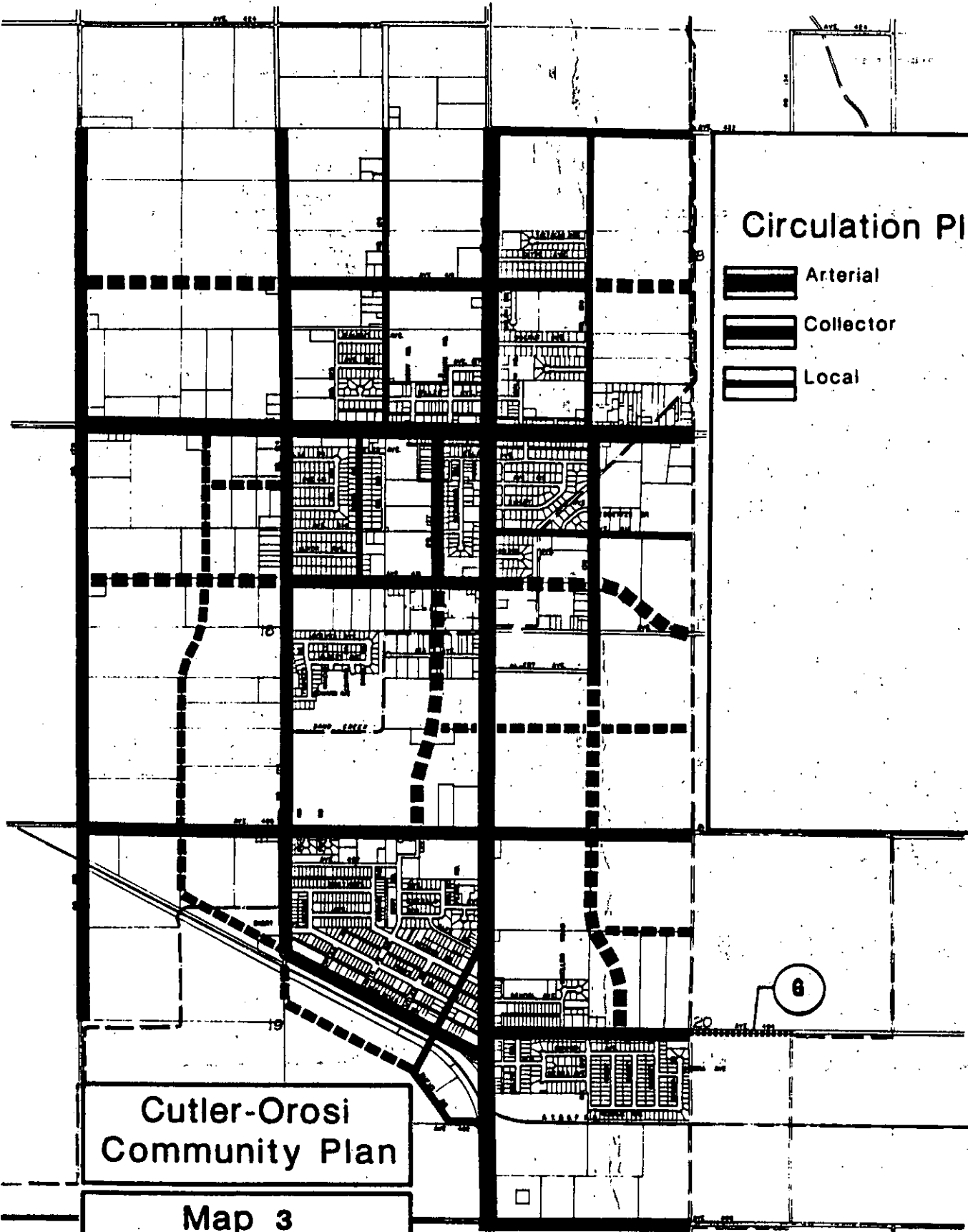


0 660 1320FT

COLLINS & CASTRILLO
PLANNERS & ARCHITECTS


Circulation Plan

-  Arterial
-  Collector
-  Local



Cutler-Orosi
Community Plan

Map 3

North  0 660 1320FT
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