

**AMENDMENT GPA 03-003**

**VISALIA AREA  
LAND USE PLAN**

Approved: Tulare County Planning Commission  
Resolution No. 8062 – August 25, 2004

Adopted: Tulare County Board of Supervisors  
Resolution No. 2004-0813 – October 26, 2004

**AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
VISALIA AREA LAND USE PLAN  
GPA 03-003**

**I. INTRODUCTION**

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by changing the land use designation on 9.33 acres of land from “Rural Residential” to “Agricultural”.

**II. BACKGROUND**

The County of Tulare adopted General Plan Amendment No. GPA 92-007(B)(C) for the Visalia area in 1996 that established the “Rural Residential” designation. On February 25, 2003, the Board of Supervisors authorized the applicant, Leonard Haro, to submit a request for General Plan Amendment and Change of Zone on the subject 9.33 acres, and this amendment is a result of approval by the Planning Commission and Board of Supervisors of that application.

The general plan amendment request is being made to allow the 9.33-acre site to be rezoned to AE-20 (Exclusive Agricultural-20 acre minimum) in order to allow a plant nursery.

**III. SUPERSEDURE**

This plan amendment supersedes GPA 92-007(B)(C), Visalia Area Land Use Plan, adopted April 23, 1996, insofar as General Plan Land Use Designations are concerned, for the subject 9.33-acre property. No other map changes are hereby made to the Visalia Area Land Use Plan.

**IV. LAND USE DESIGNATIONS**

This amendment changes the land use designation for 9.33 acres located on the east side of Road 124 (State Highway 63), approximately 1150 feet south of Avenue 320, north of Visalia from “Rural Residential” to “Agricultural”. The property involved consists of Assessor’s Parcel Number 079-260-51.

**V. POLICIES**

This amendment does not supersede any portion of the text of the Visalia Area Land Use Plan, GPA 92-007(B)(C).

## **VI. REVIEW AND REVISION**

General Plan land use designations and urban boundaries are subject to periodic review subsequent to the adoption of land use and boundary updates by the City of Visalia. Review of the land use designation adopted by GPA 03-003 will occur as the City revises its own general plan in response to the growth of the city and as changing local conditions dictate.

## **VII. IMPLEMENTATION**

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 8063, and as adopted by the Board of Supervisors in Resolution No. 2004-0813A, Ordinance No. 3303 to AE-20 (Exclusive Agricultural-20 acre minimum) Zone. (Reference Case No. PZ 03-011) Subsequently, the applicant will file an application for a special use permit for retail sales of plants and accessory items in conjunction with a wholesale nursery