

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
- LAND USE ELEMENT -
VISALIA AREA
GPA 84-02

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by changing the planned land use designation from "Agricultural" to "Rural Residential" (maximum density: 1 unit per acre) for a portion of the area within Visalia's Urban Area Boundary.

The "Rural Residential" designation is assigned to three areas located south and southwest of Visalia as shown on the attached map. Approximately 489 acres is involved in the amendment.

II. SUPERCEDEURE

This document supercedes the 1977 Land Use Plan for the Visalia Area adopted by the Board of Supervisors on August 2, 1977, as it pertains to the area herein described.

III. MODIFICATION TO ADOPTED ELEMENTS

A. The 1977 Visalia Land Use Plan (GPA 77-2) is hereby modified by changing 489+ acres, located south and southwest of the Visalia Urban Development Boundary, previously designated "Agricultural," to "Rural Residential" (see attached map).

B. Subsection A of Section III "POLICIES" of GPA 77-2 is hereby amended by adding paragraph 8 thereto, to read as follows:

8. Within the areas designated for rural residential development under General Plan Amendment GPA 84-02, convertible lot design features shall be required in conjunction with all subdivision proposals. Such features shall include special building line setback regulations, irrevocable offers of dedication for future streets, designation of future lot lines, and/or special covenants or deed restrictions. The intent of this policy is to make it possible for lands developed to rural residential densities (1 acre lot minimum) to be resubdivided to urban densities at city standards at some future date when urban development may be feasible.

C. Subsection B of Section IV "LAND USE DESIGNATIONS" of GPA 77-2 is hereby amended by the addition of the following:

In addition to the five areas originally designated for Rural Residential development under GPA 77-2, three more areas totaling 489 acres were added to this category under GPA 84-02. The first such area is located between Walnut and Caldwell Avenues, and west of the Visalia Urban Development Boundary, to a north-south line approximating the alignment of Roeben Road south of Walnut. It also includes an area on the north side of Walnut Avenue, approximately 1/4 mile in width and extending from

Shirk Road east to the Visalia Urban Development Boundary. Rural residential development in this area would provide a buffer between the Airport Protective Zone for the Visalia Municipal Airport and urbanized development. This area contains approximately 392 acres.

The second area (78+ acres) is located between Demaree Road and Dans Lane immediately south of the Visalia Urban Development Boundary while the third area is located on the north side of Avenue 272, approximately 1/2 mile east of Demaree Road. The third area is adjacent to the Visalia Urban Development Boundary on two sides and contains approximately 19 acres. Both of these areas are characterized by properties which are either currently developed to rural residential densities or which are unable to be utilized for extensive or productive agricultural use due to existing parcel size and surrounding development. Since these lands have already been removed from productive agriculture, rural residential development is an appropriate alternative land use. A rural residential designation would promote in-fill and provide opportunities for better project planning than is otherwise possible within an agricultural designation.

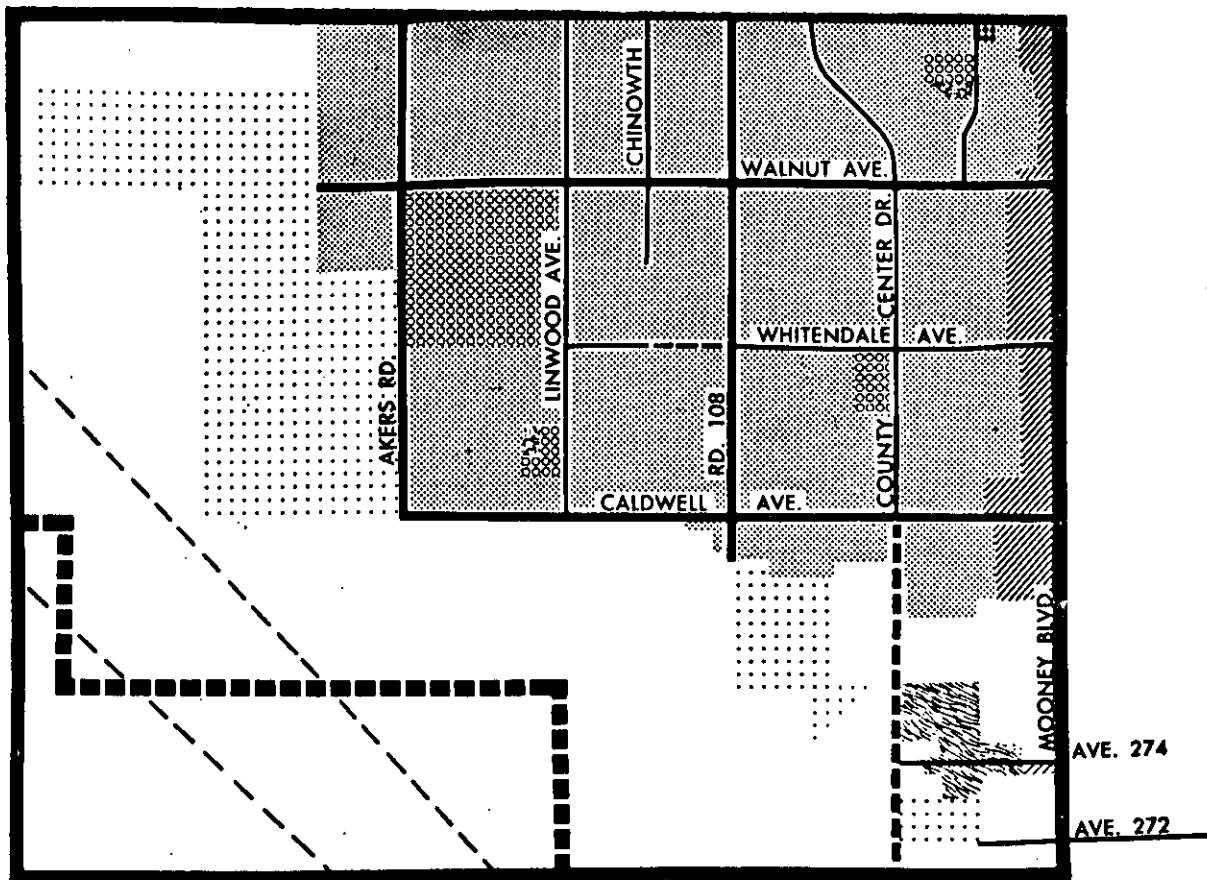
Within the three areas adopted under GPA 84-02, a minimum lot size of one acre is applicable although larger lots may be required in conjunction with individual projects if necessary to comply with Residential Policy No. 8.

D. This amendment makes no other changes to GPA 77-2.

IV. IMPLEMENTATION STRATEGIES

To implement the Land Use Plan amendment, the existing zoning within the three areas ("AE-20" Exclusive Agriculture - 20 acre minimum) should be changed to "R-A" (Rural Residential) subject to minimum lot size regulations consistent with the planned density (1-5 acres per lot). Zones to be utilized could include R-A-43 (43,000 sq. ft. min.), R-A-87 (87,000 sq. ft. min.), R-A-100 (100,000 sq. ft. min.), or R-A-217 (217,000 sq. ft. min.). In addition, PD (Planned Development) zoning could be used in order to insure compliance with Residential Policy No. 8.

GEF:ke



RESIDENTIAL

- RURAL
- PLANNED

COMMERCIAL

- LOCAL RETAIL
- REGIONAL RETAIL
- INSTITUTIONAL PUBLIC FACILITIES
- SCHOOLS
- QUASI-PUBLIC
- AGRICULTURAL
- PARKS

100 CNR (AIRPORT)

CIRCULATION

- EXISTING ARTERIAL
- PROPOSED ARTERIAL
- EXISTING COLLECTOR
- PROPOSED COLLECTOR

BOUNDARIES

- URBAN AREA BOUNDARY

○○ VISALIA AREA ○○

**TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
AMENDMENT 84-02**

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
 RESOLUTION NO. 84-1518
 CERTIFIED: *Salvatore (Tony) Mangione* 11-20-84
 CHAIR DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



SCALE IN FEET







