

AMENDMENT 87-02

**VISALIA
LAND USE
PLAN**



Approved: Tulare County Planning Commission
Resolution No. 6344 - April 8, 1987

Adopted: Tulare County Board Of Supervisors
Resolution No. 87-0764 - June 30, 1987

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
- LAND USE ELEMENT -
VISALIA AREA
GPA 87-02

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 "Service Commercial/Light Industrial" for a portion of the area within Visalia's Urban Area Boundary.

The "Service Commercial/Light Industrial" designation is assigned to a 4.66 acre parcel located in the western portion of Visalia's Urban Area Boundary as shown on the attached map.

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 4.66 acres, located on the east side of Road 68, approximately 400' south of Avenue 304 and lying north of Mill Creek, previously designated "Agricultural" to "Service Commercial/Light Industrial" (see attached map).

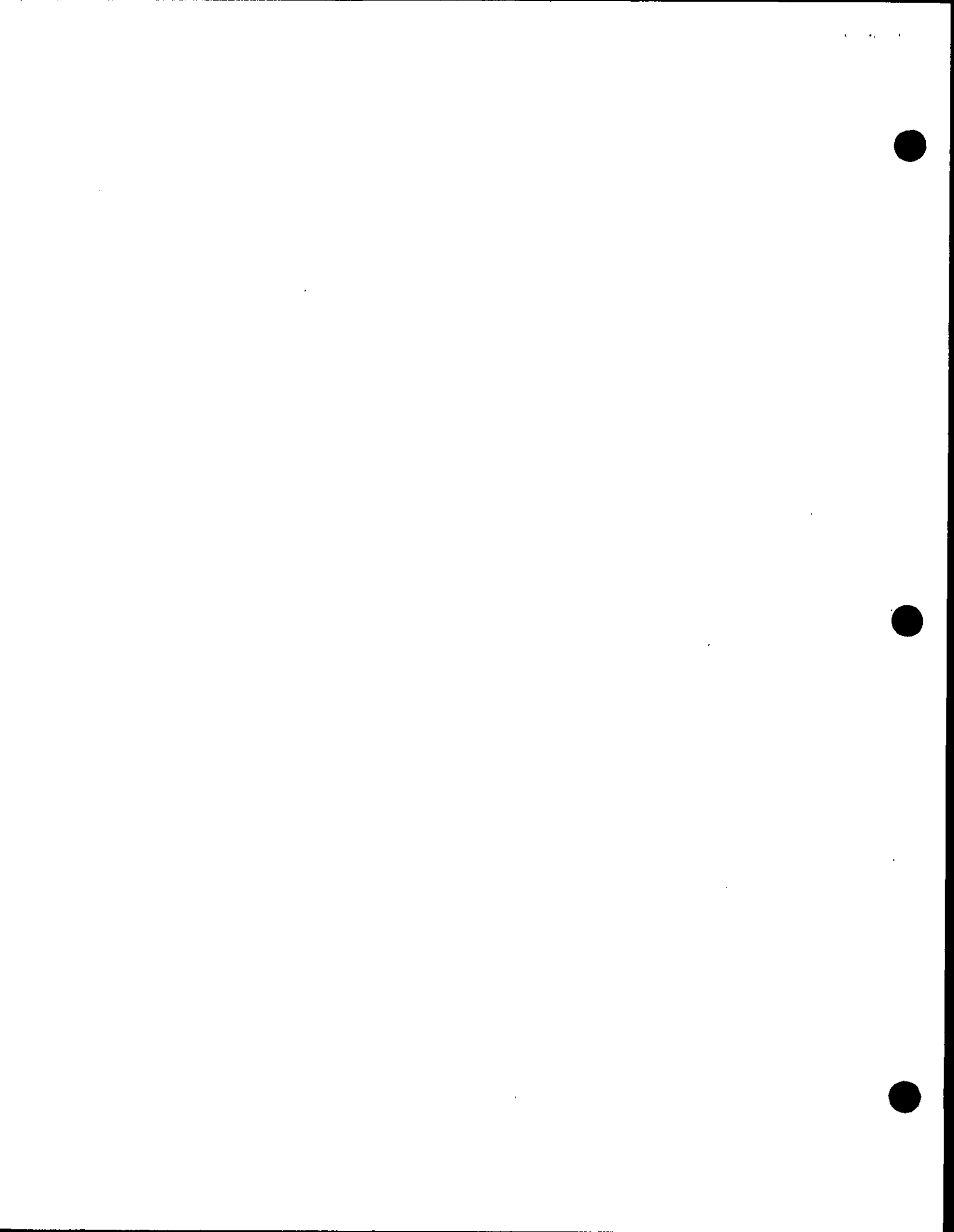
B. Subsection H of Section IV "LAND USE DESIGNATIONS" of GPA 77-2 is hereby amended by the addition of the following:

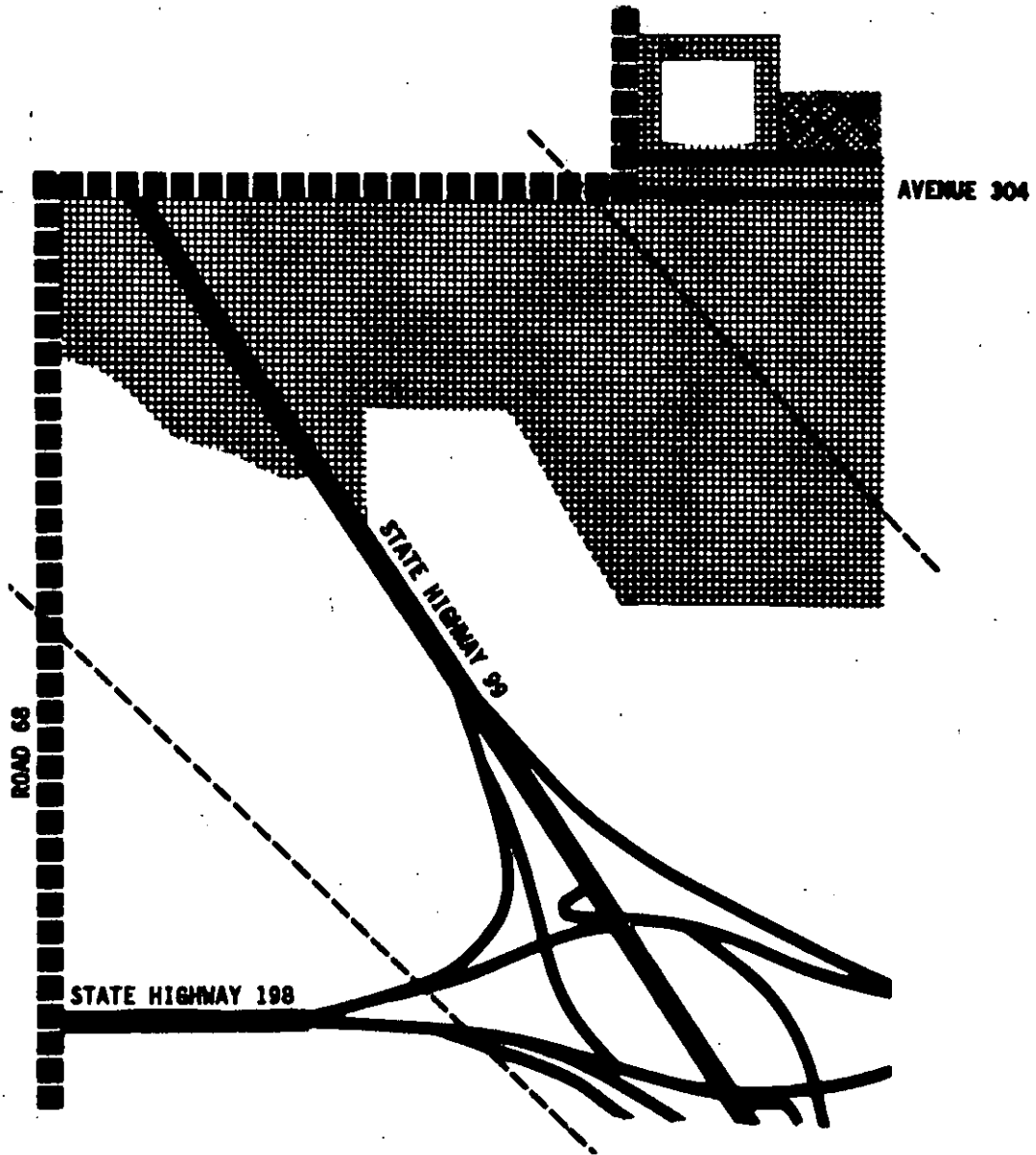
In addition to the five areas originally designated for Service Commercial/Light Industrial development under GPA 77-2, one more area, 4.66 acres in size, is added to this category under GPA 87-02. This 4.66 acre parcel is abutted on the north and east by property which is already designated for Service Commercial/Light Industrial development and this new designation is considered a logical extension of such a designation. This newly designated area is abutted on the south by Mill Creek which now becomes a natural barrier between the existing and proposed Service Commercial/Light Industrial designation and the Agricultural designation to the south.

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

IV. IMPLEMENTATION STRATEGIES







To implement the Land Use Plan amendment, the existing zoning should be changed from the existing AE-20 (Exclusive Agricultural, 20 acre minimum parcel) classification to the M-1 (Light Industrial) classification. This can be accomplished through an applicant-initiated rezoning request which is being considered concurrently with this general plan amendment.





○○ VISALIA AREA ○○

TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
AMENDMENT 87-02

-  SERVICE COMMERCIAL/LIGHT INDUSTRIAL
-  SERVICE COMMERCIAL/LIGHT INDUSTRIAL (RESERVE)
-  INDUSTRY
-  AGRICULTURAL
-  100 CNR (AIRPORT)
-  URBAN AREA BOUNDARY

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 8344
CERTIFIED: *[Signature]* 4/8/87
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 87-024
CERTIFIED: *[Signature]* 6/30/87
CHAIRMAN DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



