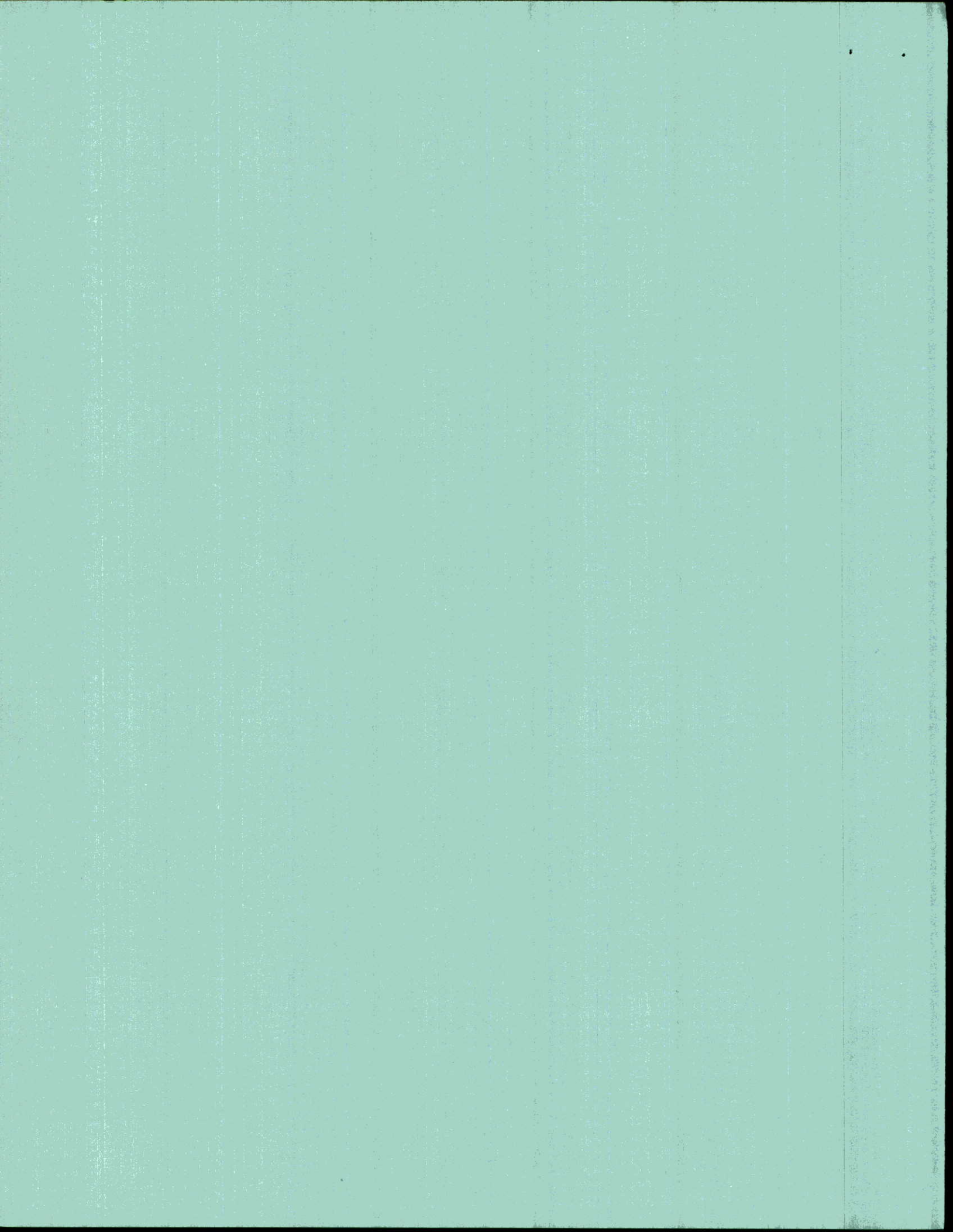


AMENDMENT 97-001

VISALIA LAND USE

Approved: Tulare County Planning Commission
Resolution No. 7567 - January 22, 1997

Adopted: Tulare County Board of Supervisors
Resolution No. 97-0165 - March 11, 1997



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT - VISALIA
GPA 97-001**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by revising the general plan land use designation for the area located south of and adjacent to Avenue 328, east of Road 127, west of the A.T. & S.F. railroad, within the Patterson Tract Urban Development Boundary (see *Exhibit A*).

II. BACKGROUND

General Plan Amendment 92-007(A), adopted January 3, 1995, established an Urban Development Boundary for the Patterson Tract area. General Plan Amendment 92-007(B)/(C), adopted April 23, 1996, established urban land use designations within the Patterson Tract Urban Development Boundary, including an *Industrial* land use designation for the territory subject to this General Plan Amendment 97-001. Subsequent rezoning of the subject territory to R-A-43 (Rural Residential, 43,000 square foot minimum parcel size) via PZ 96-004 (adopted January 7, 1996), required that the general plan land use designation of the site be amended to recognize the area's rural residential zoning.

III. SUPERSEDURE

This plan amendment supersedes GPA 92-007(B)/(C) for the subject site. No other map changes are made to the Visalia Area Plan. No text changes are made to the Visalia Area Plan.

IV. LAND USE DESIGNATIONS

The *Rural Residential* general plan land use designation is applied to that area located south of and adjacent to Avenue 328, east of Road 127, west of the A.T. & S.F. railroad, within the Patterson Tract Urban Development Boundary.

V. POLICIES

This amendment does not supersede any portion of the text of the Visalia Area Plan as established by GPA 92-007(A)/(B)/(C).

VI. REVIEW AND REVISION

County general plan land use designations are subject to periodic review as conditions in and around the affected area change and/or in response to local (city) general plan changes which may affect the area.

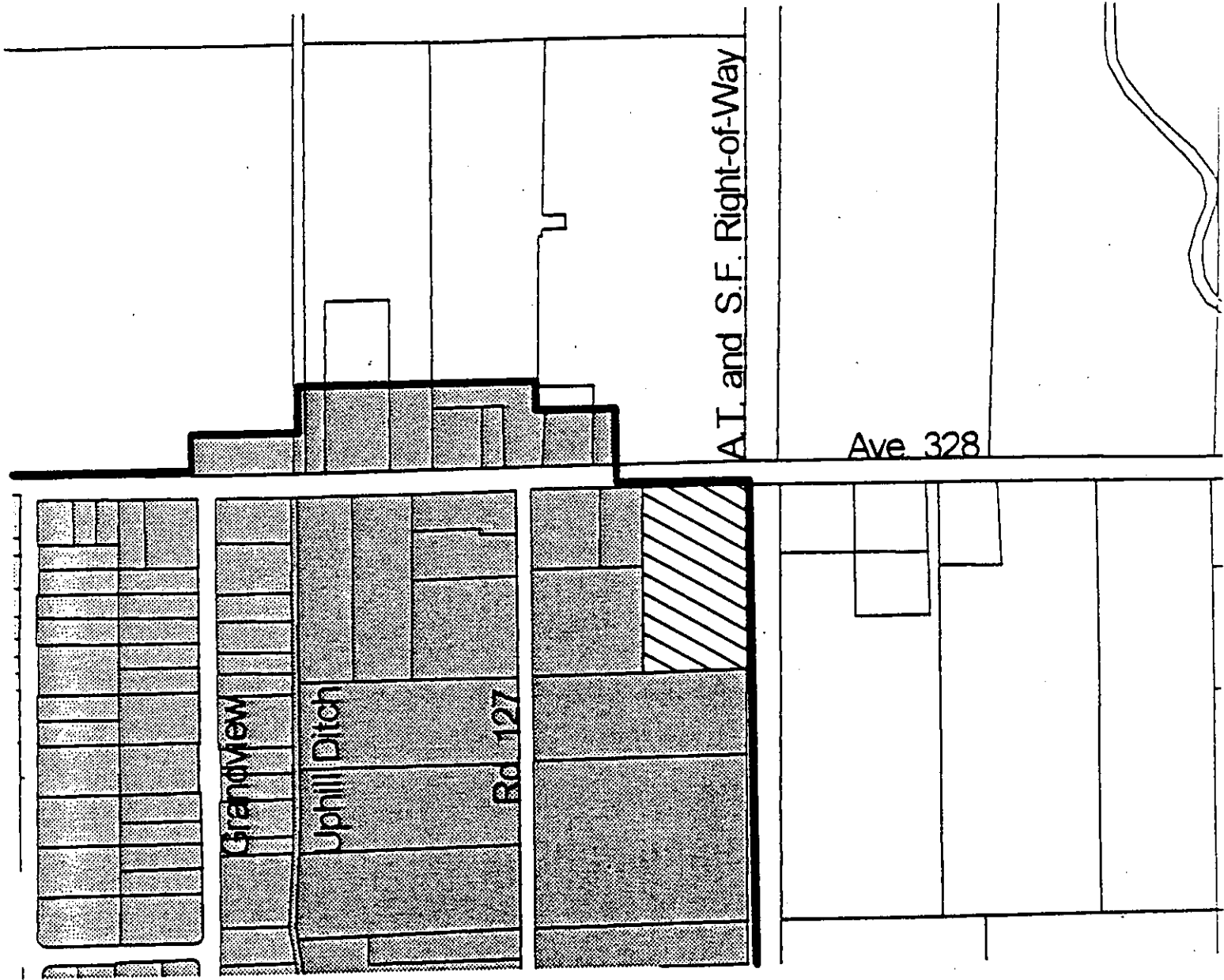
VII. IMPLEMENTATION


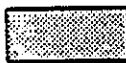
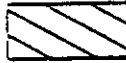

R-A-43 (Rural Residential, 43,000 square foot minimum parcel size) zoning - established on the site as per PZ 96-004 - will implement the *Rural Residential* land use designation. The existing light industrial use will be allowed to continue as a legal nonconforming use. The redesignation of the site from *Industrial* to *Rural Residential*, in concert with the recent change of zone from A-1 to R-A-43 (PZ 96-004), will restrict the ability of the landowner to expand the existing use. Changes to a use other than automobile wrecking - or expansion of the existing use - will require a special use permit.

If significant adverse impacts should accrue to the operation of the automobile wrecking yard, Tulare County Zoning Ordinance Section 15: General Provisions and Exceptions, Subsection A.4.c.3 provides for the eventual conversion of the site to land uses more compatible with adjacent (rural residential and agricultural) uses. This provision of the Zoning Ordinance authorizes the Board of Supervisors to require the removal of nonconforming buildings in "R-zoned" property within (at minimum) ten years from a date set by the Board.

VIII. SUBSEQUENT ACTION

None required. R-A-43 zoning has been established on the site as per PZ 96-004.



-  Agriculture
-  Rural Residential
-  Site = 4.04 acres
-  Patterson Tract Urban Development Boundary



1" = 420'



GPA 97-001

