

**AMENDMENT GPA 01-003**

# **VISALIA AREA LAND USE**

## **ERME - OPEN SPACE PLAN**

Approved: Tulare County Planning Commission  
Resolution No. 7942 - May 22, 2002

Adopted: Tulare County Board of Supervisors  
Resolution No. 2002-0652 - August 27, 2002

**AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
VISALIA AREA LAND USE  
GPA 01-003**

**I. INTRODUCTION**

This document amends the Visalia Land Use Plan GPA 92-007 (B)(C) from "Agriculture" to "Highway Commercial" and approves the amendment to the Visalia Lanes Use Plan and also includes an amendment to the Environmental Resources Management Element (ERME) – Open Space Plan from "Intensive Agriculture" to "Urban Expansion," on two parcels totaling approximately 3.35 acres located on the north side of Diagonal 92 (Tagus Ranch Overpass/Avenue 264/Road 92), on the east side of State Highway 99 (within the off-/on ramp loops), north of the City of Tulare and southwest of the City of Visalia; generally described as a portion of Section 22, Township 19 South, Range 24 East, MDB&M; APN's 149-010-18, 19

**II. BACKGROUND**

GPA 92-007 (B)(C) was adopted on April 23, 1996. The site is currently zoned AE-40 and contains vacant land on the south parcel, and an abandoned, non-conforming gas station and storage building (used to store equipment) on the north parcel. The applicants, Don Gregory and Cindy Gregory have concurrently requested a rezoning to C-2 (PZ 01-003) to implement the General Plan Amendment to allow establishment of a commercial operation on the site. No specific development plans have been submitted.

**III. SUPERSEDURE**

- A. This plan amendment supersedes GPA 92-007 (B)(C) insofar as Land Use Designations are concerned for the subject 3.35 acres. No other map changes are hereby made to the Visalia Area Land Use Plan.
- B. This plan amendment supersedes the ERME – Open Space Plan insofar as open space designations are concerned for the subject 3.35 acres. No other map changes are hereby made to the ERME – Open Space Plan.

**IV. URBAN BOUNDARIES**

No change.

**V. LAND USE DESIGNATIONS**

This amendment changes the Land Use Designation for the subject property, approximately 3.35 acres, from "Agriculture" to "Highway Commercial".

**VI. POLICIES**

This amendment does not supersede any portion of the text of GPA 92-007 (B)(C) or of the ERME.

**VII. REVIEW AND REVISION**

General Plan Element policies regarding land use are subject to periodic review subsequent to the adoption of land use and urban boundary updates by the cities and communities within the policy's area of effect.

**VIII. 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 7942, and as adopted by the Board of Supervisors in Resolution 2002-0652 and Ordinance No. 3274 (Reference Case No. PZ 01-003)