

AMENDMENT GPA 16-005

VISALIA AREA LAND USE PLAN

Approved: Tulare County Planning Commission
Resolution No. 9419 – March 28, 2018

Adopted: Tulare County Board of Supervisors
Resolution No. 2018-0329 – May 15, 2018

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE PLAN VISALIA
GPA 16-005**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by adopting a revised general plan land use designation. The amendment will change the land use designation from “Agriculture” to “Rural Residential” on 7.50 acres of land.

II. BACKGROUND

The area was zoned AE-40 in 1978 during the blanket countywide rezoning from the grandfathered A-1 zone to Exclusive Agriculture Zones, as it was outside of any Urban Boundary at that time. The area remained in the Rural Valley Lands Plan (RVLP) plan area until it was included within the Urban Area Boundary (UAB) during the 1992 Visalia Area Land Use Plan (GPA #92-007B/C, adopted by BOS Reso. No. 96-0335 on 04/23/96). As such, the General Plan Update and the Visalia Area Land Use Plan (GPA 92-007 B/C provide the land use mechanism for development projects within this area. The Visalia Land Use Plan General Plan Land Use designation for the parcel is currently Agriculture and within the Visalia Urban Area Boundary (UAB).

General Plan Initiation No. GPI 14-003 was approved by the Board of Supervisors on June 14, 2016. Public comments were submitted regarding the project. The majority of the following factors would need to be addressed during the processing of a parcel map application and will require resolution prior to approval of any division of land.

The general plan amendment request was made to allow the 7.50-acre site to be rezoned to create three rural residential parcels and one agriculture parcel (remainder), conforming to the Tulare County General Plan.

III. SUPERSEDURE

This plan amendment supersedes the Visalia Area Land Use Plan, adopted April 23, 1996, insofar as the General Plan Land Use Designation is concerned for the subject 7.50 acres. 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 the 7.50 acres located ¼ mile east of Road 140 and 1,650 ft. south of Avenue 328, within the Urban Area Boundary of

Visalia from “Agriculture” to “Rural Residential.” The property involved consists of Assessor’s Parcel Number 079-190-017.

IV. POLICIES

This amendment does not supersede any portion of the text of any policy in the Visalia Area Land Use Plan. Only the land-use designation for these 7.50 acres will be changed and all policies pertaining to rural residential are hereby applicable to the 7.50 acres subject to the amendment.

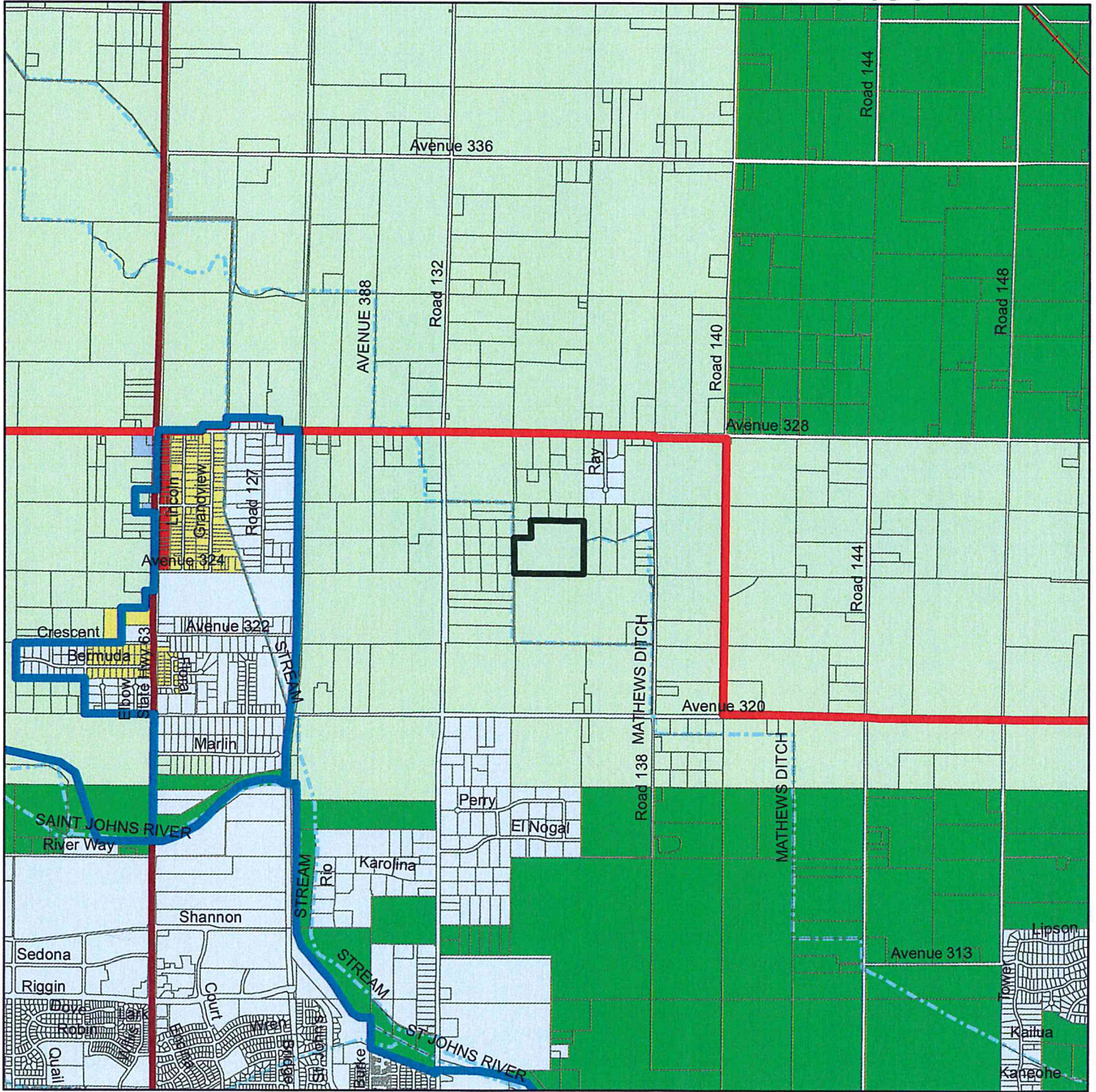
V. REVIEW AND REVISION

General Plan land use designations are subject to periodic review. Review of the land use designation adopted by GPA 16-005 will occur as a response to the growth of the community and as changing local conditions dictate.

VI. IMPLEMENTATION

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended and as adopted by the Board of Supervisors in Resolution No. 2018-0329, Ordinance No. 3545 to R-A-87 (Rural Residential – 87,000 sq. ft. minimum). (Reference Case No. PZC 16-007)

General Plan Map for GPA 16-005 & PZC 16-007 & PPM 16-030



Legend

- SITE
- UDB (Urban Development Boundary)
- UAB (Urban Area Boundary)

