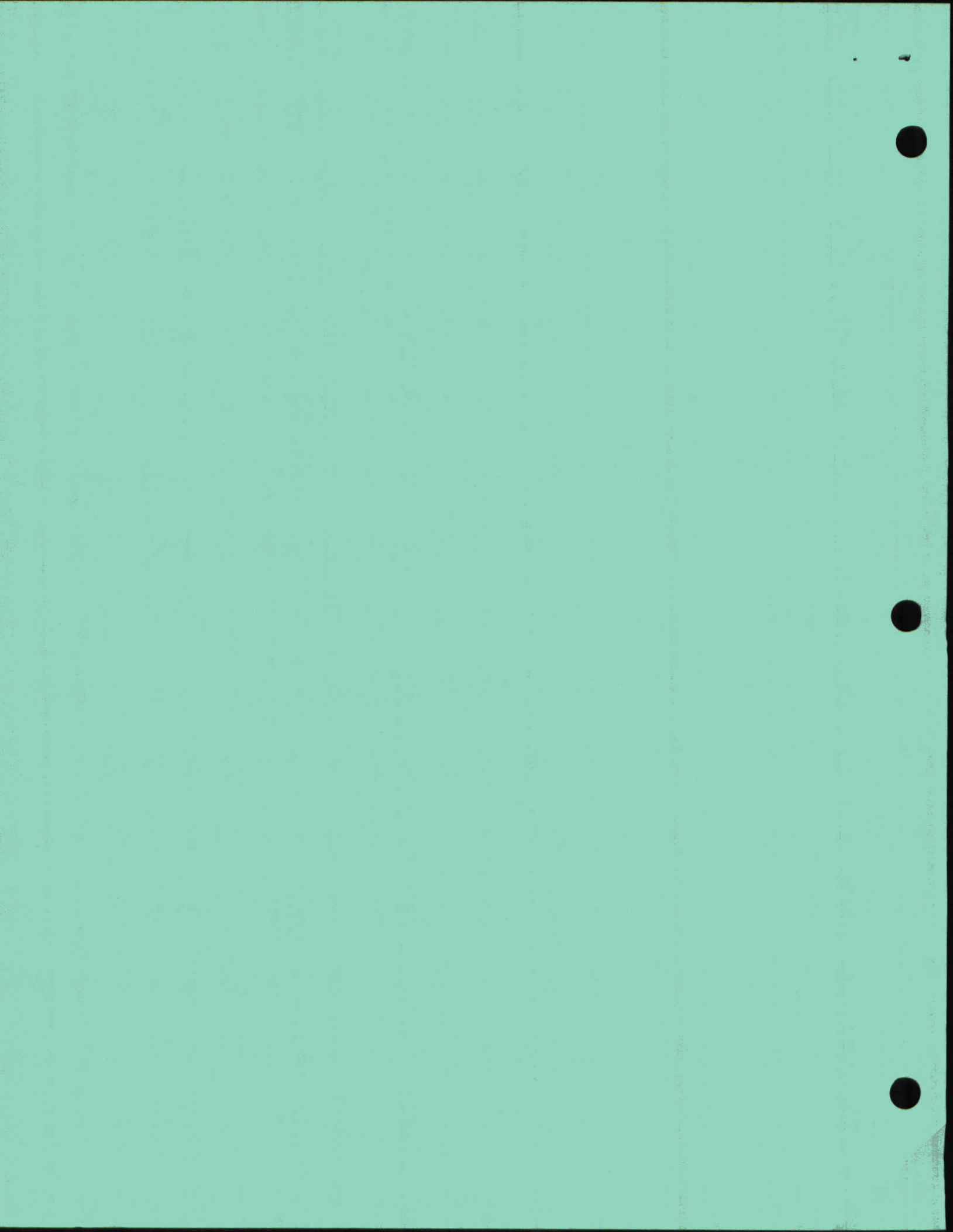


AMENDMENT 90-01

**VISALIA LAND USE PLAN  
URBAN BOUNDARIES ELEMENT**



Approved: Tulare County Board of Supervisors  
Resolution No.92-0838 - July 21, 1992



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN  
- URBAN BOUNDARIES ELEMENT -  
- VISALIA LAND USE PLAN -

I. INTRODUCTION

This document amends the Urban Boundaries and Land Use Elements of the Tulare County General Plan for the Visalia Area by changing the land use designation from "Agriculture " to "Planned Service Commercial" for 64 acres of land located at the southwest corner of Noble Avenue and Road 156 and establishing an Urban Development Boundary around the area designated "Planned Service Commercial" and area shown for "General Commercial" land use under the Visalia Area Land Use Plan, as shown on Exhibit "A".

II. SUPERCEDEURE

This amendment supercedes the East Highway 198 Corridor Plan, as adopted by the Board of Supervisors on July 1, 1975, and 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. This amendment also revises the Visalia Urban Area Boundary, as adopted by the Board of Supervisors on March 13, 1974, as it pertains to the old Sequoia Drive-in property.

III. MODIFICATION TO ADOPTED ELEMENTS

- A. The Visalia Urban Area and Urban Development Boundaries are hereby amended. The Urban Area Boundary is modified to include 20 acres presently under the Rural Valley Lands Plan, and a new Urban Development Boundary is established around the 64 acres designated "Planned Service Commercial" and the 25 acres shown for "General Commercial" under the Visalia Area Land Use Plan.
- B. The 1977 Visalia Area Land Use Plan (GPA 77-2) is hereby modified by changing the land use designation from "Agriculture" to "Planned Service Commercial" on 64 acres of land located at the southwest corner of Noble Avenue and Road 156 (see Exhibit "A").
- C. Section III "POLICIES" of GPA 77-2 is hereby amended by the addition of subsection E as follows:

E. Planned Service Commercial

It shall be the policy of the County of Tulare to zone areas designated "Planned Service Commercial", and located within a 1/4 mile of State Highway 198, with the Planned Development-Service Commercial-Scenic Corridor (PD C-3 SC) Classification of the Tulare County Zoning Ordinance.

- D. Subsection H of Section IV "LAND USE DESIGNATION" 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 and the area added by GPA 87-02, one more area, 64 acres in size, is added to this category under GPA 90-001. This area is located at the southwest corner of Noble Avenue and Road 156. This 64 acre site is abutted on the west by property designated and zoned for General Commercial development, abutted on the east by property zoned for Service Commercial development, and abutted on the north with State Highway 198 and then properties designated and zoned for General Commercial and Service Commercial development. The southern 20 acres of the 64 acre site is presently zoned for General Commercial development and contains the old Sequoia Drive-in theatre.

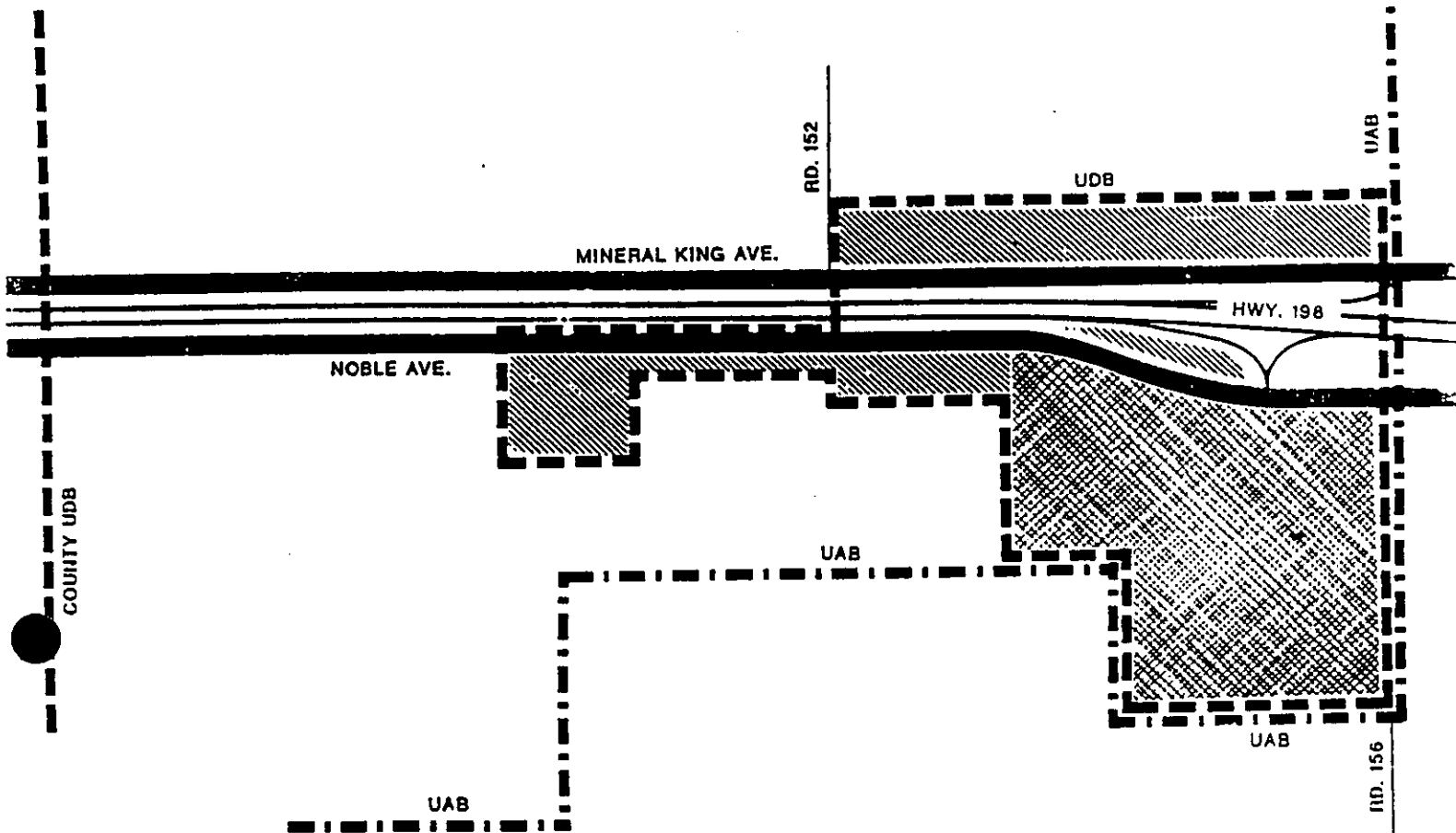
- E. It is the intent of this amendment that no policy changes occur, except for the "Planned Service Commercial" designation, and that all adopted policies of both the Urban Boundaries Element and Visalia Area Land Use Plan, as referenced above in Section II "Supercedure", continue to apply to this area.

#### IV. IMPLEMENTATION STRATEGIES

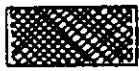
To implement the Land Use Plan amendment, the existing zoning should be changed from AE-20 (Exclusive Agriculture - 20 acre minimum parcel size) for the northern 44 acres and C-2 (General Commercial) for the southern 20 acres, to PD C-3 SC (Planned Development Service Commercial Scenic Corridor). This change can be accomplished through a rezoning request initiated by the property owner(s). The Planned Development (PD) Zone will provide the base to implement certain mitigation measures agreed to by the developers as part of the Negative Declaration prepared for the amendment.

Note: A rezoning request (Rezone Case No. PZ 90-001) is being considered concurrently with this plan amendment.

Exhibit "A"



LEGEND



PLANNED SERVICE COMMERCIAL



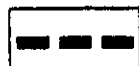
GENERAL COMMERCIAL



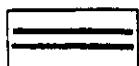
AGRICULTURAL



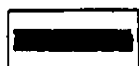
VISALIA URBAN AREA BOUNDARY



URBAN DEVELOPMENT BOUNDARY



FREEWAY



COUNTY-CITY PRIMARY

○○ VISALIA AREA ○○

TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
AMENDMENT 90-01







