

**AMENDMENT 93-005**  
**GREAT WESTERN DIVIDE (NORTH 1/2) PLAN**  
**LAND USE ELEMENT**



Approved: Tulare County Planning Commission  
Resolution No. 7192, December 1, 1993

Approved: Tulare County Board of Supervisors  
Resolution No. 94-0714, June 14, 1994



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
GREAT WESTERN DIVIDE (NORTH HALF) PLAN  
GENERAL PLAN AMENDMENT NO. GPA 93-005

I. INTRODUCTION:

This document amends the text and the land use map of the Great Western Divide (North Half) Plan, an Element of the Tulare County Land Use and Circulation Plan.

II. SUPERCEDEURE:

This document supercedes the 1990, Great Western Divide (North Half) Plan (adopted by the Board of Supervisors on November 10, 1990) as it pertains to the area herein.

III. MODIFICATION TO ADOPTED ELEMENT:

A. The text of the 1990 Great Western Divide (North Half) Plan is hereby modified, as follows :

1. Implementation Strategy No. 3 is hereby added to CHAPTER 5, IMPLEMENTATION STRATEGIES, Subsection D. RESOURCE MANAGEMENT/CONSERVATION:
3. Land considered suitable for growing and harvesting timber as defined in Section 51110 of the Government Code shall be zoned to allow the property in timber preserve.
2. The TPZ (Timber Preserve Zone) is hereby added in the Land Use/Zoning Compatibility Matrix (Table 5, page 61) as a potentially compatible zoning category to implement the Resource Management/Conservation land use designation. (See attached Exhibit "A").

B. The land use map of the Great Western Divide (North Half) Plan is hereby modified by changing the existing land use designation of two parcels, (totaling 1.15 acres) located on Redwood Drive, in Lower Alpine Village, from Mountain Residential (20,000 sq. ft. minimum) to General Commercial. (See attached Exhibit "B")

C. This amendment makes no other changes to GPA 86-11 (Great Western Divide (North Half) Plan.

IV. IMPLEMENTATION:

Commercial Recreation (CO) Zone shall be utilized to implement the General Commercial designation of the 1.15 acres in Lower Alpine Village.

Exhibit "A"

**TABLE 5**

**GREAT WESTERN DIVIDE (N 1/2) PLAN  
Land Use/Zoning Compatibility Matrix\***

Zones & Minimum Lot Sizes	LAND USE PROPOSALS						
	Mountain Residential - 5 acre Minimum	Mountain Residential	Multiple Family Residential	General Commercial	Neighborhood Commercial	Resource Conservation/Management	Quasi Public
MR-5** (5 acre min., gross)	X						X
MR** (20,000 sq. ft., net)		X					X
R-2 (20,000 sq. ft. min.)			X				X
R-3 (20,000 sq. ft. min.)			X				X
O				X	X		X
CO (20,000 sq. ft. min.)				X			X
C-1 (20,000 sq. ft. min.)				X	X		X
C-2 (20,000 sq. ft. min.)				X			X
C-3 (20,000 sq. ft. min.)				X			X
RC** (160 acre min.)						X	X
AF (160 acre min.)						X	X
TPZ						X	
PD Planned Development <sup>1</sup>			X	X	X		
SR Site Plan Review <sup>1</sup>			X	X	X		
M Special Mobilehome	X	X					
Special Combining Zone <sup>2</sup>	X	X	X	X	X	X	X

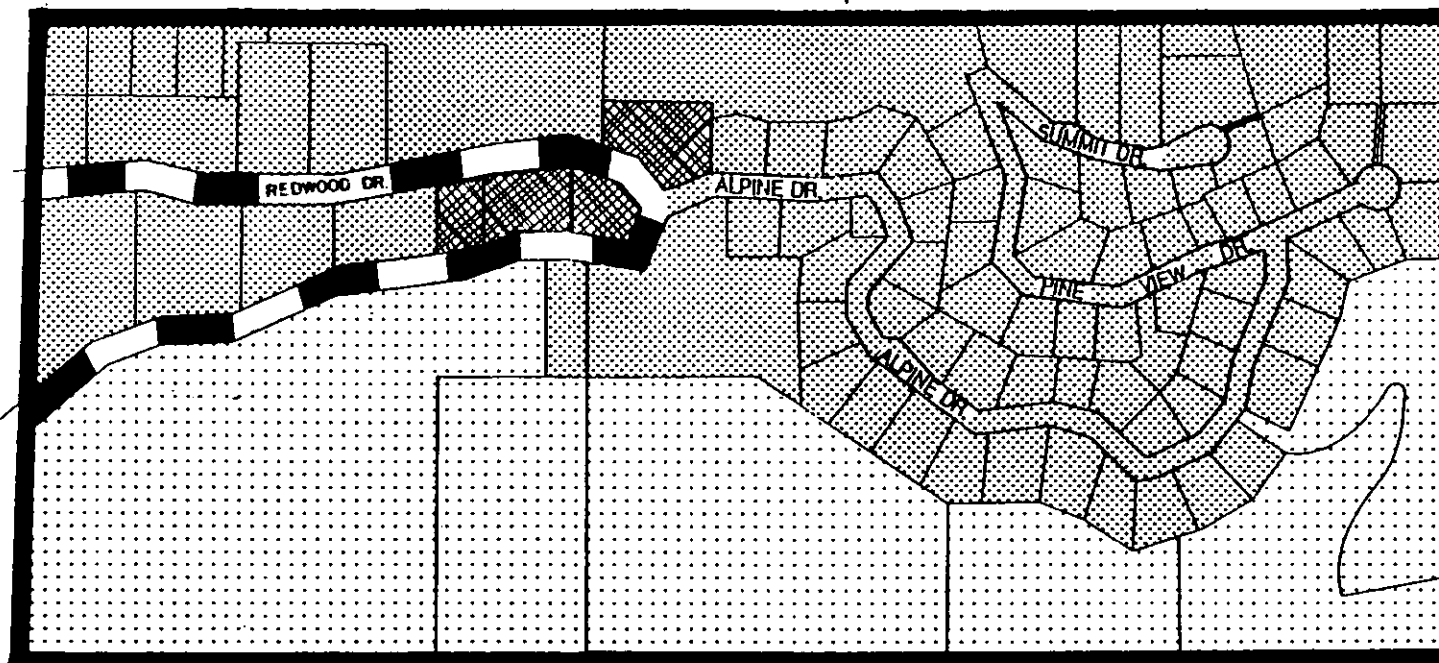
\* "X" denotes zoning categories that are determined to be potentially compatible with GWD land use designations

\*\* Proposed Zoning Category

<sup>1</sup> Discretionary review processes that may be attached to any zone as a means of assuring that compliance with plan policies and development standards is achieved.

<sup>2</sup> Establishes a minimum lot area in any zone with which this classification is combined by the attachment of a numerical figure. This numerical figure sets forth a greater minimum lot area than the minimum lot area ordinarily required by the underlying zoning.

EXHIBIT B



LAND USE DESIGNATIONS

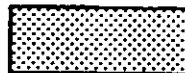
GENERAL COMMERCIAL  
(20,000 Sq.Ft.Min.)



MOUNTAIN RESIDENTIAL  
(5 Ac.Min.)



MOUNTAIN RESIDENTIAL  
(20,000 Sq.Ft.Min.)



ROAD DESIGNATIONS

COLLECTOR



DATE	INITIAL	REVISION

APPROVED BY TULARE COUNTY PLANNING COMMISSION  
RESOLUTION NO 7192  
CERTIFIED \_\_\_\_\_ DATE 12-1-93  
ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
RESOLUTION NO 940714  
CERTIFIED \_\_\_\_\_ DATE 6-14-94

TULARE COUNTY GENERAL PLAN

**AMENDMENT GPA 93-005**

GREAT WESTERN DIVIDE  
NORTH HALF PLAN

**LOWER  
ALPINE  
VILLAGE**

