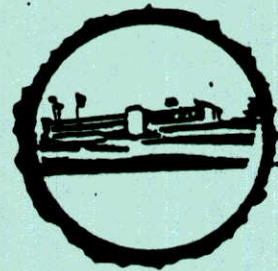


AMENDMENT 95-04

**JUVENILE DETENTION
FACILITY - SEQUOIA FIELD
LAND USE AND PUBLIC
BUILDINGS ELEMENTS**



AMENDMENT TO THE
TULARE COUNTY AREA GENERAL PLAN
LAND USE AND PUBLIC BUILDINGS ELEMENTS
JUVENILE DETENTION FACILITY-SEQUOIA FIELD
GPA 95-04

I. INTRODUCTION

This document amends the Land Use Element, including the 1975 Rural Valley Lands Plan, as amended, and the Public Buildings Element of the Tulare County General Plan.

II. SUPERSEDURE

This amendment supersedes the 1964 adopted Land Use Plan for the Sequoia Field area to the limited extent of designating 157 acres, located adjacent to the northern right-of-way of Avenue 368, between Road 108 and the eastern boundary of Section 12, T.17S., R.24E., as a "Major Public and Semi-Public Facilities". This amendment also supersedes the 1975 Rural Valley Lands Plan (RVLP), as amended, in that the policies and procedures set fourth in the RVLP are no longer applicable to the Juvenile Detention Facility-Sequoia Field. In addition, this amendment supersedes the Open Space Plan of the 1972 Environmental Resources Management Element in that the 157 acre "Juvenile Detention Facility-Sequoia" site will no longer be shown as "Extensive Agriculture".

III. BACKGROUND

The 1964 General Plan recognized that Tulare County could not anticipate all of the needed services an expanding Tulare County population would require. Therefore, a Public Buildings Element was created, allowing Tulare County to close the gap between identifying future needs on a broad scale and constructing facilities when needed. In particular, the General Plan establishes the policy that Tulare County acquire sites large enough to provide needed flexibility as governmental functions expand and change. Since 1964, the Public Buildings Element has been applied to two Public Building sites: (1) Civic Center Master Plan - GPA 75-1B and (2) Sequoia Field Land Use and Public Buildings Elements - GPA 81-02. This amendment, GPA 95-04 - Juvenile Detention Facility/Sequoia Field, would add a third site to the Element.

IV. MODIFICATION TO ADOPTED ELEMENTS

Land Use Element:

A "Major Public and Semi-Public Facilities" area of 157 acres is designated adjacent to the northern right-of-way of Avenue 368, between Road 108 and the eastern boundary of Section 12, T.17S., R.24E., replacing an "Agricultural" designation on the Plan map of the Land Use Element of the General Plan.

The designation of the area for "Major Public and Semi-Public Facilities" establishes County policy for use of the property and enables the County to proceed with plans for expanding public use of the site. In particular, current plans call for development of a juvenile detention facility on a portion (approximately 32 acres in size) of the site. However, the site may also be used for relocating the Tulare County Youth Facility, which is currently located just south of the Bob Wiley Detention Facility.

It also means that all 157 acres of the site will be reserved for "public use". However, it is not intended that this designation will limit the ability of the County to allocate the site for non-public use as long as such non-public use is consistent with the policies of the General Plan and is not harmful to the environment.

Public Buildings Element:

The entire 157 acre study area for the Tulare County Juvenile Detention Facility is added to the Public Buildings Element.

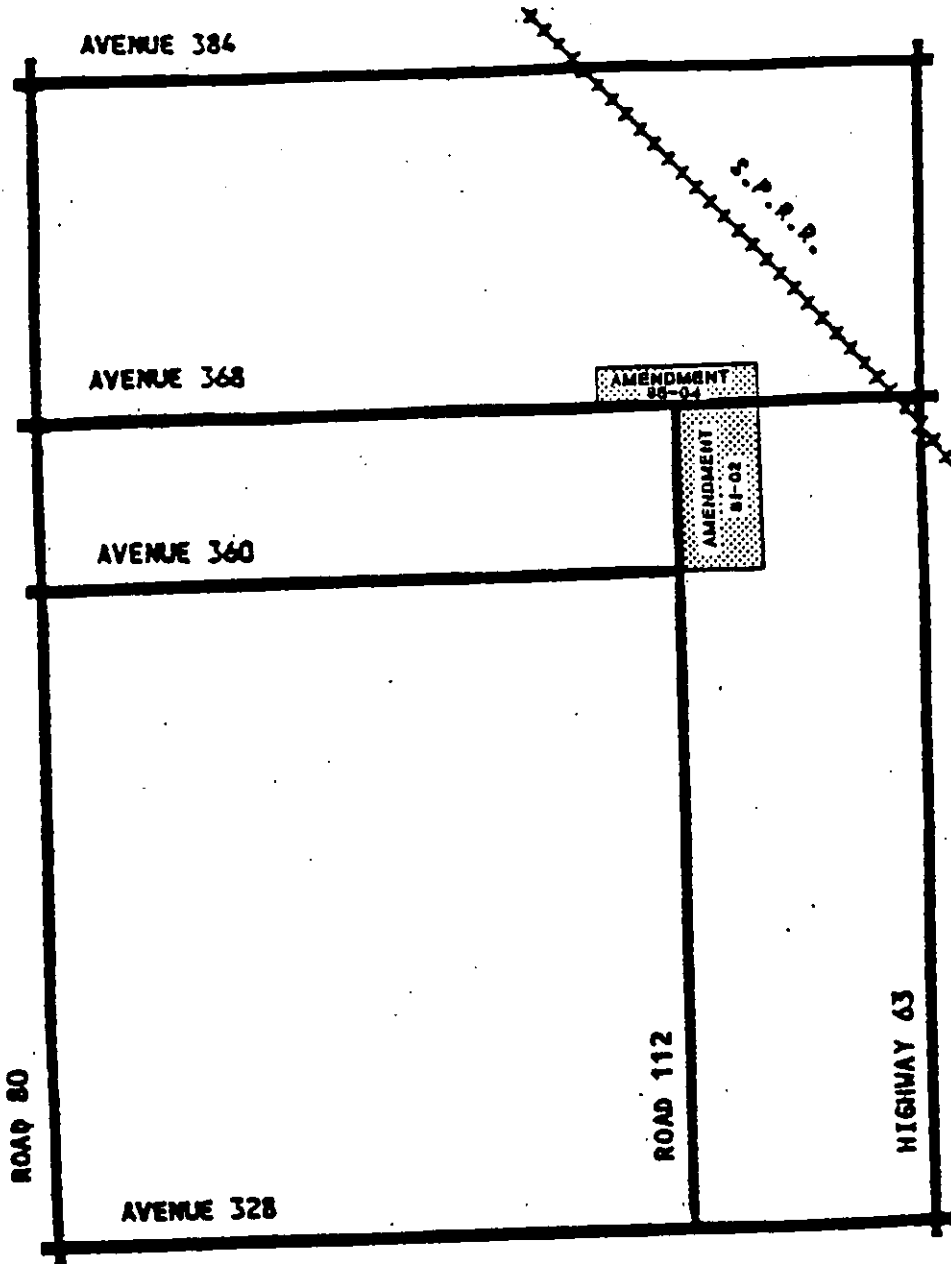
V. IMPLEMENTATION STRATEGY

Zoning:

To implement the change in land use from "Agriculture" to "Major Public and Semi-Public Facilities", no change in zoning is required. The entire 157 acre site is currently zoned AE-40 (Exclusive Agriculture-40 acre minimum parcel size). Jails or correctional facilities in conformance with the Public Buildings Element are permitted uses in the AE-40 zone.

Environmental Constraints Assessment:

The building area for future facilities should be restricted to the area outlined by the Environmental Constraints Map.



OO SEQUOIA FIELD OO

TULARE COUNTY AREA GENERAL PLAN
LAND USE ELEMENT

AMENDMENT 95-04



APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. _____

CERTIFIED: _____ DATE _____
SECRETARY

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____

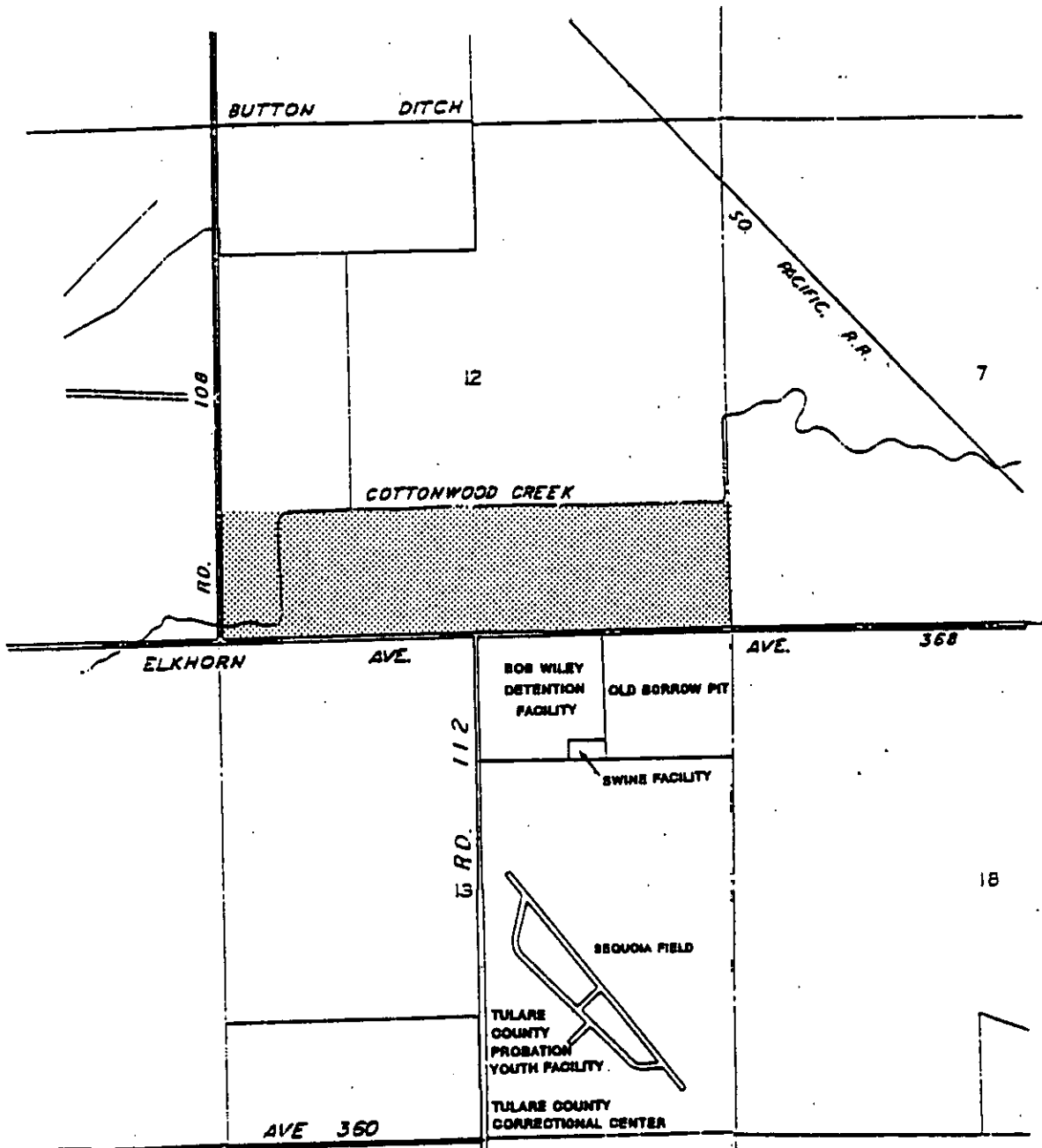
CERTIFIED: _____ DATE _____
CHAIRMAN

PORTION OF THE S 1/2
OF SECTION 12 AND THE N 1/2
OF SECTION 13, T. 17 S. R. 24 E.

-  MAJOR PUBLIC AND SEMI-PUBLIC FACILITIES
-  AGRICULTURAL



SCALE IN FEET
1" = 2640'



OO SEQUOIA FIELD FACILITY OO

TULARE COUNTY AREA GENERAL PLAN
PUBLIC BUILDINGS ELEMENT

AMENDMENT 95-04

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. _____

CERTIFIED: _____ DATE _____
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CHAIRMAN

PORTION OF THE S 1/2
OF SECTION 12 AND THE N 1/2
OF SECTION 13, T. 17 S. R. 24 E.

 JUVENILE DETENTION
FACILITY-SEQUOIA FIELD



Juvenile Detention Center GPA 95-004 Area Recommended for Construction

Attachment A

