



Part II-Chapter 2. Corridors Framework Plan

The Corridors Framework Plan is divided into the following sections:

- Corridor Policies (Section 2.1)
- Work Plan/Implementation Measure (Section 2.2)

This chapter sets out area plan policies for development within corridors adjacent to transportation routes in the County. While many of the goals and policies of Part I of the General Plan are applicable to all regions, the policies contained in this chapter are specific to the County's corridors (see Figure 2-1: Corridors).

Corridors

The Corridors chapter provides guidance in the unincorporated portions of the County that are adjacent to transportation routes. There are three types of corridors: Regional Corridors, Urban Corridors and Scenic Corridors. This chapter provides framing policies for future corridor plans to be adopted. This chapter also provides for an interim policy for development of a Regional Corridor until a Plan is in place.

2.1 Corridor Policies

C-1

To provide an economically viable and balanced land use pattern along major transportation corridors in Tulare County.

C-1.1 Corridor Plans – Defined

The County may adopt corridor plans for the corridor types and locations identified below:

- **Urban Corridors** along major transportation routes within urban boundaries, such as Mooney Boulevard,
- **Scenic Highway Corridors** along eligible State Highways, such as State Highways 190, 198, and throughout the County,
- **Regional Growth Corridors**, along the major regional transportation arterials in the County, such as State Highways 99 and 65, and throughout the County.

C-1.2 Urban Corridor Plans

The County shall support the development and adoption of urban corridor plans that include goals, policies, and implementation measures that encourage the development of commercial and industrial uses within an adopted UAB, UDB, or planned community.

C-1.3 Scenic Corridor Protection Plans

The County shall support the development and adoption of scenic corridor protection plans that protect and enhance the scenic qualities of major transportation routes.

C-1.4 Regional Growth Corridor Plans

The County shall support the development and adoption of regional growth corridor plans to maximize the economic development potential of areas located along major transportation routes for uses such as: intensive agricultural related industrial employers, major industrial employers, regional retail, office parks, and highway commercial.

C-1.5 Agricultural Enterprises

The County shall support the development of agricultural enterprise zones along rural arterials in the County to encourage agriculturally related industries to cluster near transportation and shipping routes.

C-1.6 Regional Growth Corridor Opportunity Areas – Interim Policy

Pending adoption of regional growth corridor plans, the County may approve highway oriented commercial, industrial, and mixed use development if all of the following criteria are met:

1. The development runs along a major collector within one-quarter mile of a rail stop or intersection (ingress/egress) of State Highways 65 and 99. The development must have access to a publicly maintained road and be located within 1/8 mile of the major collector mentioned above.
2. More than 50% of the site has soils with an agricultural capability of Class III or lower,
3. The Rural Valley Lands Plan (RVLP) point evaluation, the property is determined to **not** meet the values that would render the property “restricted to agriculture”, and
4. The property must not have been used for commercial agriculture for the last five years.

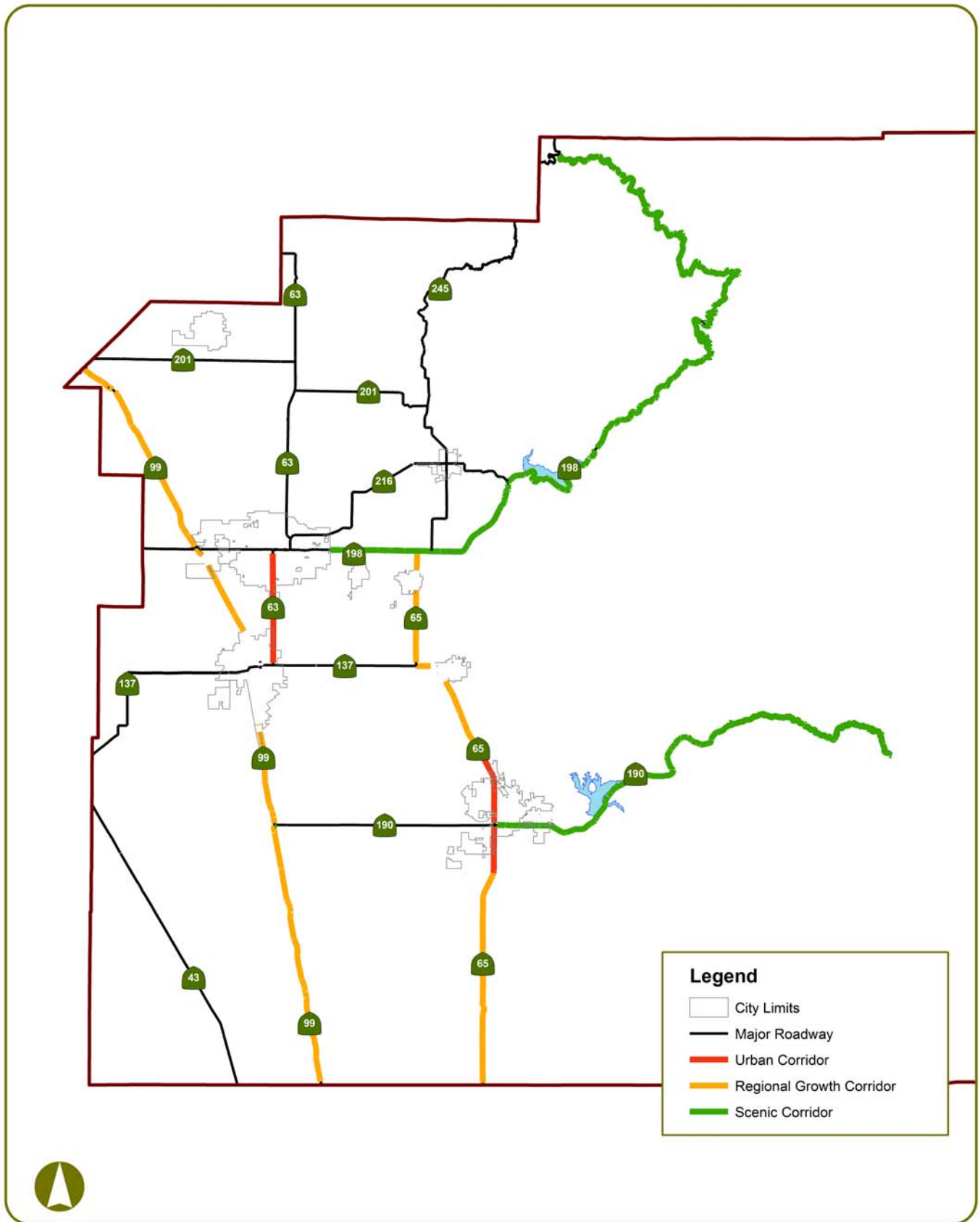
This policy shall be applicable until such time as a regional growth corridor plan is adopted for those segments of State Highways 99 and 65 located outside an HDB, UDB, UAB, or planned community.

C-1.7 Highway 99 Valley Corridor

The County shall support and participate in regional efforts to develop and implement corridor plans for State Highways 65 and 99. These plans shall incorporate an appropriate strategy for maximizing industrial, commercial, and tourism opportunities.

C-1.8 Commercial and Industrial Highway Growth

The County shall encourage commercial and industrial growth to locate within, [UDBs](#), HDBs, and designated regional growth corridors along State Highways 65 and 99.



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2.2 Work Plan/Implementation Measures

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Chapter.

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
1. The County shall establish a committee of community residents, businesses, TCAG, and County staff to develop corridor plans, including phasing and financing measures that is coordinated with valley-wide efforts by Caltrans and the Great Valley Center.	C-1.2 C-1.7 C-1.8	RMA	■			
2. When preparing regional growth corridor plans or an interim development proposal in accordance with Policy-1.6: Regional Growth Corridors Opportunity Areas-Interim Policy, the following shall be considered and addressed: a. Corridors may be identified as part of existing community plans or be qualified exceptions to the RVLP, b. Urban separators between communities will be maintained, c. Corridors shall be located at or near highway interchanges that meet specified criteria. These criteria could be met with new investment, d. A Special Use Permit would be required, e. Address any infrastructure that is lacking in a corridor area, f. Prohibit new frontage roads, like the Golden State Highway in Fresno, within half a mile of freeways, g. Establish separation criteria for appropriate spacing of gas stations and other uses at commercial interchanges, h. Provide a circulation plan demonstrating arterial road access, a cohesive and integrated access road network, and the potential for future transit service, i. Ensure reasonable proximity to police and fire protection, j. Corridors will run perpendicular, not parallel to the adjacent	C-1.4 C-1.6	RMA	■			

Tulare County General Plan

Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
<p>highway,</p> <p>k. Maintain nodal concentrations as part of existing communities and include open space and agriculture community separators,</p> <p>l. Build on valley-wide efforts by Caltrans and the Great Valley Center,</p> <p>m. Implement best management practices for highway oriented development,</p> <p>n. Ensure quality development,</p> <p>o. Ensure that business frontages are showing; not backyard storage areas, and</p> <p>p. Develop outdoor storage and landscaping requirements.</p>						
<p>3. A proposal submitted under C-1.6: Regional Growth Corridor Opportunity Areas – Interim Policy, may be submitted in the form of an application for a specific plan, change of zone, use permit, tentative subdivision map, or the necessary entitlement for use. The proposal should be subject to appropriate environmental and fiscal review; and before making a decision on the proposal, the County should solicit and consider the input of any affected public entities.</p>	C-1.6	County				■