

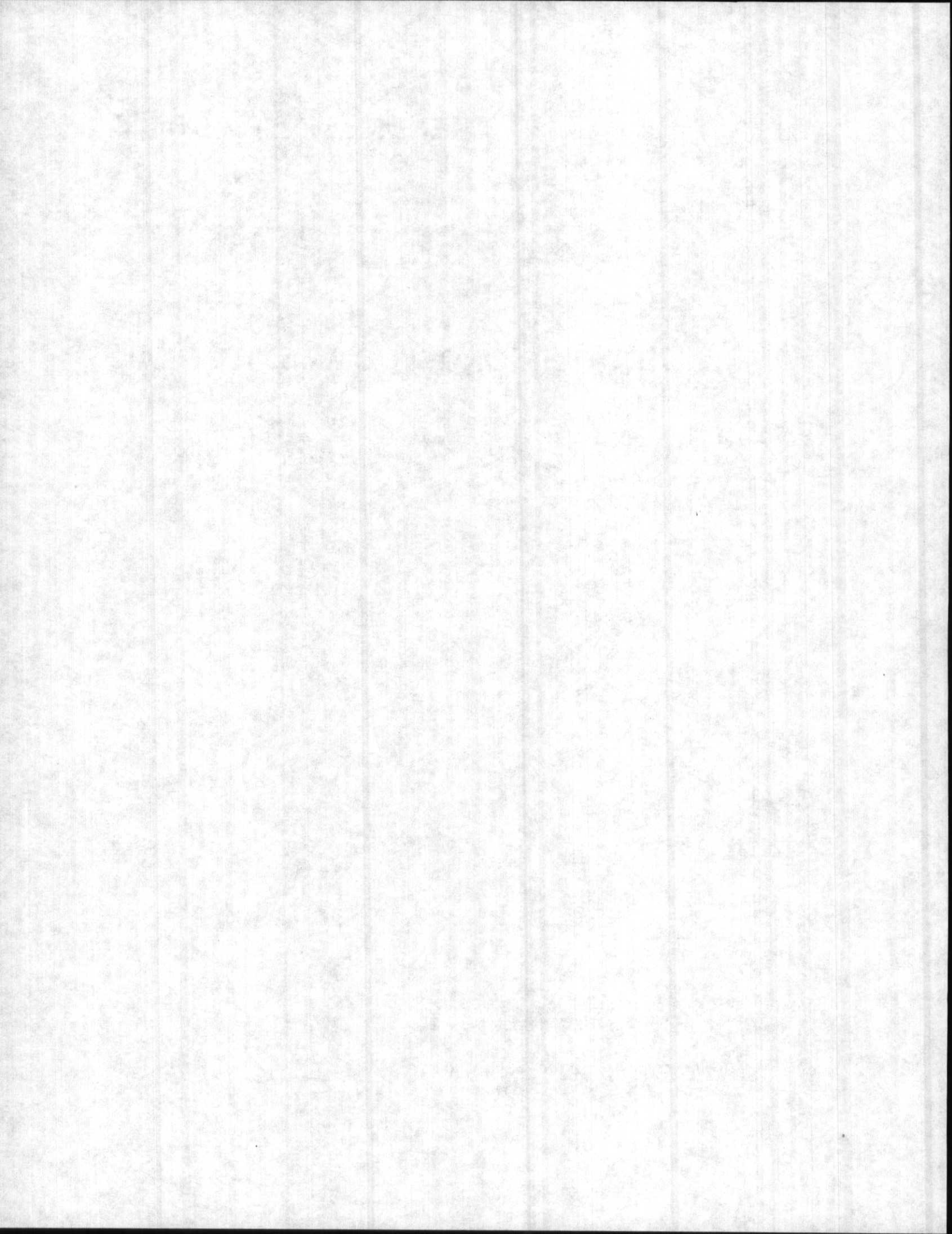
AMENDMENT GPA 94-004

LAND USE ELEMENT

CUTLER-OROSI COMMUNITY PLAN

Approved: Tulare County Planning Commission
Resolution No. 7439 – September 27, 1995

Adopted: Tulare County Board of Supervisors
Resolution No. 95-1272 – November 7, 1995



AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
CUTLER-OROSI COMMUNITY PLAN
GPA 94-004

I. INTRODUCTION

This document amends the Cutler-Orosi Community Plan (GPA 87-10) by changing the land use designation from "Residential Reserve" to "Industrial Reserve" for an 11.3 acre portion of an 18 acre site located on the northeast corner of Road 120 and Avenue 408, northwest of Cutler, as shown on "Exhibit A".

II. SUPERSEEDURE

This amendment supersedes the adopted Land Use Map for the affected property of GPA 87-10, Cutler-Orosi Community Plan.

Unless otherwise noted herein or by previous amendment, all policies and other information contained in the adopted Plan (GPA 87-10) remain applicable.

III. MODIFICATION TO ADOPTED ELEMENT

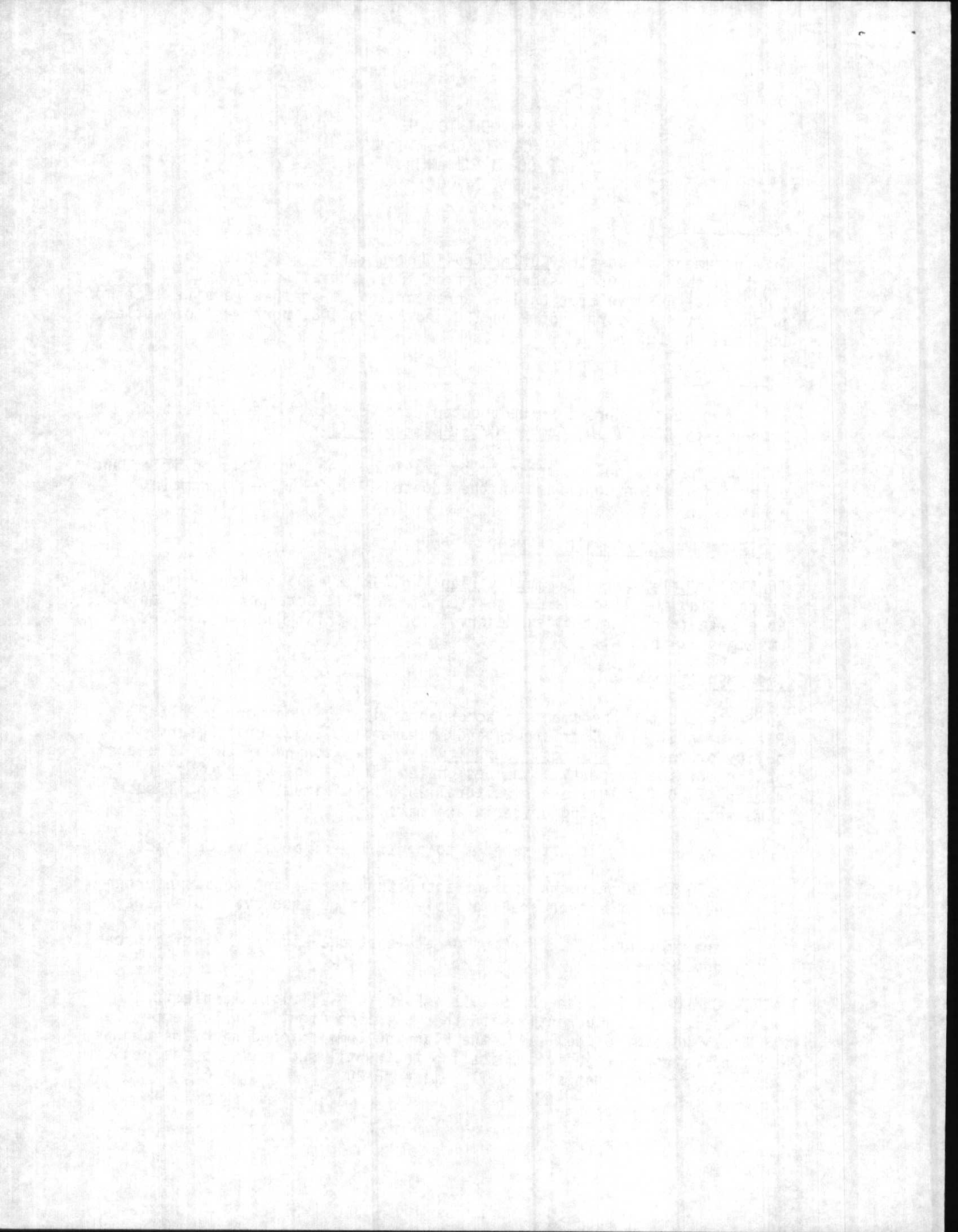
The 1988 Cutler-Orosi Community Plan Map (GPA 87-10) is hereby modified by changing the land use designation of the 11.3 acre portion of an 18 acre site from "Residential Reserve" to "Industrial Reserve". (See attached Exhibit A)

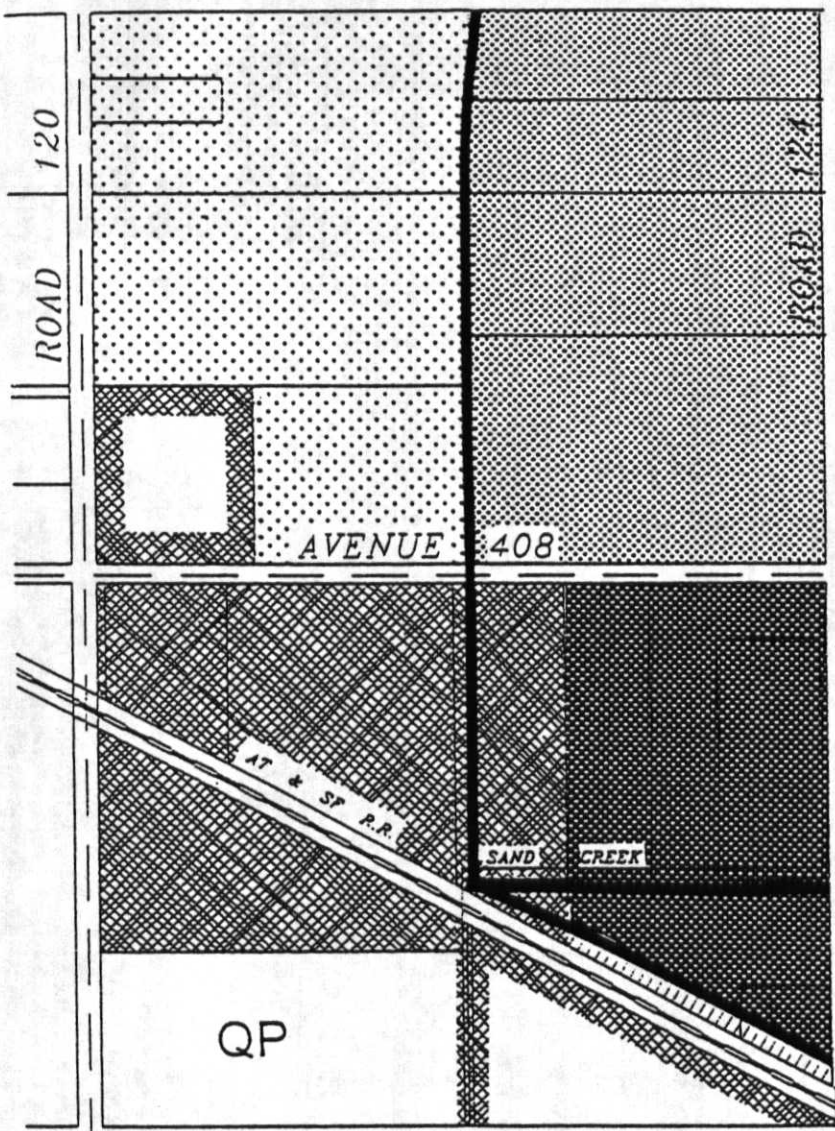
IV. IMPLEMENTATION

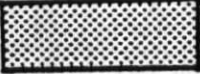


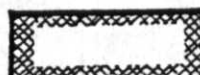


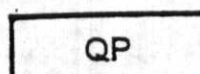

To implement the amendment in accordance with the Chapter 4: Policy Plan, General Plan Consistency and Amendments, "Industrial Reserve" policy of the Cutler-Orosi Community Plan, the zoning of that 11.3 acre portion of the property to be designated "Industrial Reserve" shall remain AE-20 (Exclusive Agricultural-20 acre minimum) Zone until such time that the following criteria are met:

- The property is not subject to agricultural preserve contract,
- Full urban services and infrastructure sufficient to serve urban development either are available or can be made available, and;
- The property is contiguous on at least one side to existing urban development.

NOTE: Change of Zone No. PZ 94-011 (AE-20 to M-1 (Light Manufacturing)) was considered concurrently with this plan amendment. On September 27, 1995, by Resolution No. 7440, the Planning Commission denied the change of zone without prejudice indicating that until such time as the policy criteria are met, the site shall remain AE-20.





-  MEDIUM DENSITY RESIDENTIAL
-  RESIDENTIAL RESERVE
-  INDUSTRIAL
-  INDUSTRIAL RESERVE
-  GENERAL COMMERCIAL
-  SERVICE COMMERCIAL
-  QP QUASI PUBLIC
-  NEW STREET

LAND USE PLAN

GPA 94-004
 CUTLER-OROSI
 COMMUNITY PLAN

