

AMENDMENT 98-04

**CUTLER-OROSI
COMMUNITY PLAN**

**Adopted: Tulare County Board of Supervisors
Resolution 99-0480 – July 13, 1999**



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE, URBAN BOUNDARIES, AND OPEN SPACE ELEMENTS
CUTLER-OROSI COMMUNITY PLAN
GPA 98-04**

I. INTRODUCTION

This document amends the Land Use, Urban Boundaries, and Open Space elements of the Tulare County General Plan by modifying the Cutler-Orosi Urban Development Boundary and the land use designation of a parcel within the community of Cutler-Orosi.

II. BACKGROUND

The County of Tulare adopted the Urban Boundaries Element in 1974, which established an Urban Area Boundary (UAB) and Urban Improvement Area (UIA) around the communities. The Cutler-Orosi Community Plan, adopted in 1988 (GPA 87-10), eliminated the UAB and UIA and established an Urban Development Boundary (UDB) for the Cutler-Orosi area. The 1988 plan also provided urban and agricultural land use designations, including residential reserve and industrial reserve land use designations. Tulare County GPA 89-03 increased the UDB by approximately 37 acres. GPAs 94-04, 94-05, 95-01, 95-05 and 95-06 amended land use designations within the plan area, but did not affect the urban boundary. GPA 98-04 was initiated by the Tulare County Board of Supervisors on December 8, 1998 to provide for the construction of a new church facility on the subject site.

III. SUPERSEDURE

This amendment supersedes the Cutler-Orosi Community Plan (GPA 87-10, adopted by the Board of Supervisors on August 30, 1988 by Resolution No. 88-1051) as amended by GPA 89-03 (adopted by the Board of Supervisors on November 6, 1990 by Resolution No. 90-1346), as it pertains to the area herein described (Refer to Exhibit A Map).

Unless otherwise noted herein, all policies and other information contained in the adopted Cutler-Orosi Community Plan (GPA 87-10) remain applicable.



IV. URBAN BOUNDARIES ELEMENT

The existing Urban Development Boundary is hereby amended to reflect the addition of an approximately 5 acre parcel which is located at the northeast corner of Avenue 422 and Road 128, for a total of 2445 acres within the UDB (Refer to Exhibit A Map). The addition to the UDB assists in accommodating the growth experienced by the communities since adoption of the Community Plan.

V. LAND USE ELEMENT

The Land Use Plan Map of the Cutler-Orosi Community Plan is hereby amended to change the existing land use designation of APN 025-050-01 from Agriculture to Quasi Public. This parcel is located at the northeast corner of Avenue 422 and Road 128 and consists of approximately 5 acres.

VI. OPEN SPACE ELEMENT

The "Urban Expansion Area" for Cutler-Orosi in the Open Space Element of the Tulare County General Plan is hereby modified to reflect the expanded Urban Development Boundary.

VII. REVIEW AND REVISION

Urban boundaries are subject to a five-year review cycle as provided by the Urban Boundaries Element. General Plan land use designations are subject to periodic review subsequent to the modification of urban boundaries. Review of the land use designation and boundary adopted by GPA 98-04 will occur as the County updates its general plan in response to community growth and changing local conditions.

VIII. IMPLEMENTATION

To implement the foregoing modifications to the 1988 Cutler-Orosi Community Plan, as amended, the existing zoning should be changed from AE-20 (Exclusive Agricultural - 20 Acre Minimum) to a zone district compatible with the Cutler-Orosi Community Plan Zoning Consistency Matrix. This change may be accomplished through a rezoning request initiated by the property owner.



Exhibit A
Cutler-Orosi General Plan Amendment
GPA 98-04

Project Site

AVE 422

RD 120

AVE 416














AVE 412

AVE 408

RD 128

AVE 400

Cutler-Orosi Community Plan Land Use Plan

- | | |
|---|---|
|  Urban Development Boundary (2445 acres) |  Quasi Public |
|  Industrial |  Park |
|  Industrial Reserve |  General Commercial |
|  Low Density Residential |  Service Commercial |
|  Medium Density Residential |  Professional Office |
|  High Density Residential |  Parcels |
|  Residential Reserve | |

