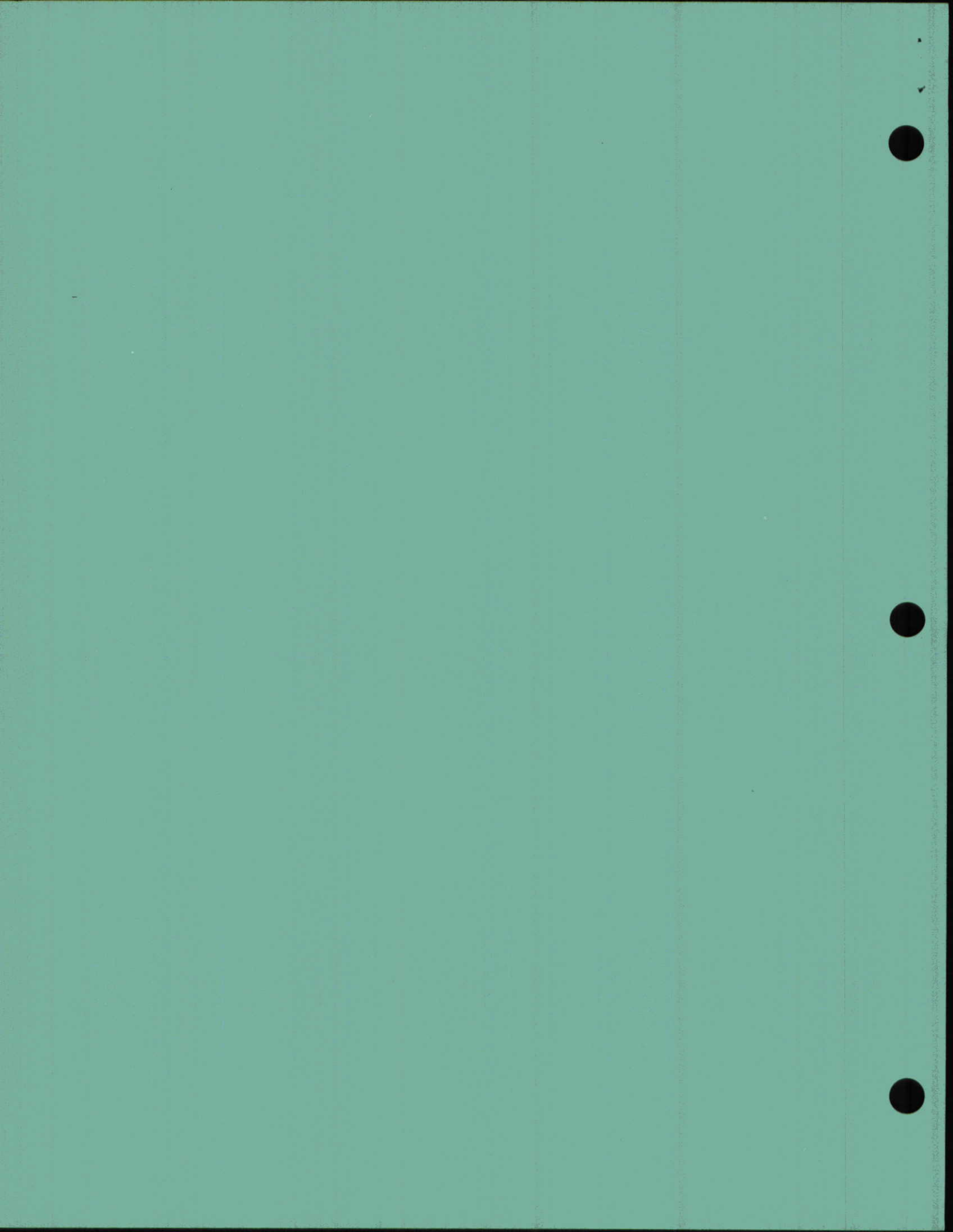


AMENDMENT 92-007 (B)/(C)

**VISALIA LAND USE PLAN
URBAN BOUNDARIES**

Approved: Tulare County Planning Commission
Resolution No. 7471 - January 24, 1996

Adopted: Tulare County Board Of Supervisors
Resolution No. 96-0335 - April 23, 1996



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE AND URBAN BOUNDARIES ELEMENT
VISALIA
GPA 92-007(B)/(C)**

I. INTRODUCTION

This document amends the Land Use Element and Urban Boundaries Elements of the Tulare County General Plan for the Visalia Area by adopting revised general plan land use designations for the area contained within the Visalia Urban Area Boundary (as adopted January 3, 1995 by the Tulare County Board of Supervisors) and by revising the Urban Development Boundary for Patterson Tract.

II. BACKGROUND

The County's original 1963 Area General Plan adopted land use designations for the Visalia Area. A comprehensive revision of land use was adopted by the Tulare County Board of Supervisors August 2, 1977, by means of General Plan Amendment 77-2. GPA 77-2 did not supersede all pre-existing general plan documents for the Visalia area, and subsequent General Plan Amendments have revised County land use, circulation and urban boundaries in a number of areas around the City

On July 31, 1992 the City of Visalia requested that the Tulare County Board of Supervisors review and adopt the City of Visalia Land Use Element Update to the Visalia General Plan, adopted by the City of Visalia on September 3, 1991. In response, the Board of Supervisors authorized staff to prepare an amendment to the County's Visalia Area Land Use Plan and Visalia Urban Boundaries (GPA 92-007, authorized October 6, 1992).

The Urban Boundaries Element update component of GPA 92-007 consisting of new Urban Development Boundaries for Visalia, Goshen and Patterson Tract and a new Urban Area Boundary for Visalia were adopted by the Board of Supervisors on January 3rd, 1995 via GPA 92-007(A). Case Numbers GPA 92-007(B), the Land Use Element update component of GPA 92-007, and GPA 92-007(C), a second amendment to the Urban Boundaries Element proposing to expand Goshen and Patterson Tract UDBs were processed concurrently by the Planning Commission following Board approval of GPA 92-007(A).

III. SUPERSEDURE

This plan amendment supersedes, insofar as General Plan Land Use Designations are concerned, GPA 77-2 (Visalia Land Use and Circulation). This amendment also supersedes GPA 78-3C (Visalia Area Road 86-Highway 198 Land Use) as the subject area is now annexed to the City of Visalia. GPA 81-08 (Visalia Land Use

Plan) and GPA 83-06 (Visalia Land Use Plan) are retained. GPA 84-02 (Southwest Visalia Area Land Use Plan) is retained to the extent that it applies to areas that have not been annexed to the City of Visalia.

General Plan Amendment GPA 87-07 (Goshen Community Plan, Visalia Land Use Plan, Urban Boundaries Element) is not superseded by this project, however this amendment changes certain land use designations within the plan area of the Goshen Community Plan, as established by GPA 87-07.

General Plan Amendment GPA 90-01 (Visalia Land Use Plan, Urban Boundaries Element) is not superseded by this project, however the land uses and urban development boundary established by GPA 90-01 will be reflected on the land use map adopted as part of GPA 92-007(B)/(C).

This plan amendment supersedes the Urban Development Boundary established for Patterson Tract by the Board of Supervisors via GPA 92-007(A), adopted January 3, 1995.

IV. URBAN BOUNDARIES

The modification of the Patterson Tract Urban Development Boundary adds 65 acres to the UDB. These 65 acres include those 54 parcels located between Avenue 320 and the St. John's River and between State Highway 63 and the A.T. & S.F. Railroad tracks. These parcels are brought into the UDB to recognize existing urban development over most of the area and to facilitate the conversion of 18 acres of agricultural land to rural residential land uses.

The modification of the Goshen Urban Development Boundary adds approximately 25 acres to the UDB. These 25 acres include that territory bound by State Highway 99 to the west, the A.T. & S.F. railroad tracks to the east, the Goshen Redevelopment Boundary (as of the date of adoption of this amendment) to the north and the alignment of Mill Creek to the south. These parcels are brought into the UDB to facilitate the conversion of territory from agricultural to service commercial/light industrial uses.

V. LAND USE DESIGNATIONS

The relationship between County Land Use Designations adopted for the Visalia Area and those General Plan Land Use designations adopted by the City of Visalia via their 2020 Plan is established by the attached Land Use Designation Matrix. Where this amendment adopts land use designations reflective of the City 2020 Plan, the County land use designations which correspond to such City land use designations are as shown on the matrix.

Land use designations for incorporated areas are as shown by the City of Visalia's Land Use Element. The following paragraphs refer to unincorporated areas.

A. *Planned Residential*

This designation is applied to any area designated as "Low Density Residential", "Medium Density Residential" or "High Density Residential" by the City of Visalia's Land Use Element *and* within the County-adopted UDB for Visalia, with the following exception:

This designation is retained for that area within the UDB defined by Mooney Blvd on the East, Liberty Avenue on the South, the County Urban Development Boundary on the west and the Avenue 266 alignment on the north.

The Planned Residential land use designation is not applied to any portion of the Visalia Urban Area outside of the County Urban Development Boundary.

B. *Rural Residential*

This designation is applied to that area shown as "Rural Residential" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia. This designation is also applied to the following areas between the Visalia UDB and Urban Area Boundary:

Within the Patterson Tract UDB, as amended by this general plan amendment - to all parcels having a Rural Residential zone, to all parcels between Avenue 320 and the St. John's River, to that property located at the northeast corner of State Highway 63 and Avenue 320. Excepting those residentially-used parcels west of and fronting on State Highway 63 between Avenue 322 and Avenue 324 designated Local Retail as per section V.D of this amendment.

Oak Ranch as it is presently developed.

Within the boundaries of the Northeast Visalia Land Use and Circulation Plan as established by GPA 74-1A, to recognize the original plan designation of the area for rural residential uses.

Property southeast of the intersection of Avenue 320 and Ben Maddox Way to accommodate expansion of the Northeast Visalia Land Use and Circulation Plan area as established by GPA 74-1A and amended by this general plan amendment.

To recognize existing rural residential nodes between the UDB and UAB -

Rural residential parcels fronting on Road 138 between Avenue 320 and Avenue 328.

Rural residential parcels contained in the Ray Court cul-de-sac south of the intersection of Avenue 328 and Ray Court.

The Sierra View Golf Course and associated residential parcels (Reference: GPA 81-08).

Rural Residential parcels along Avenue 272, between Mooney Blvd and Road 108, beginning 1000 feet west of Mooney Blvd.

Rural residential parcels clustered around the southernmost extension of Dan's Lane, adjacent to Packwood Creek.

Residential parcels contained within Tract 92 as well as the adjacent rural residentially-utilized parcels.

C. *Regional Retail Commercial*

This designation is applied to any area shown as "Regional Center Reserve" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

D. *Local Retail Commercial*

This designation is applied to any area shown as "Shopping/ Office", "Community Center" or "Neighborhood Center" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia. This designation is also applied to all APNs within Patterson Tract currently zoned for commercial use. This designation is applied to those residentially-used parcels west of and fronting on State Highway 63 between Avenue 322 and Avenue 324.

This designation is also applied to that parcel located between Caldwell Avenue and Evans Ditch directly east of and adjacent to State Highway 99 in recognition of its status as a preexisting Commercially-zoned parcel located between the Visalia UDB and UAB.

E. Central Business District Commercial

No unincorporated areas are shown for this category.

F. Highway Commercial

No unincorporated areas are shown for this category.

G. Highway Commercial (Reserve)

No unincorporated areas are shown for this category.

H. Service Commercial Light Industrial

This designation is applied to any area shown as "Light Industry" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia. This designation is also applied to that area bound by State Highway 99 to the west, the A.T. & S.F. railroad tracks to the east, the Goshen Redevelopment Boundary (as of the date of adoption of this amendment) to the north and the alignment of Mill Creek to the south.

I. Service Commercial Light Industrial (Reserve)

No unincorporated areas are shown for this category.

J. Commercial Recreation

This designation is applied to that area, approximately four acres in size, located 1100' east of Road 152 and 1850' north of Mineral King Avenue (as per GPA 83-06), and to that area located west of State Highway 99, south of the Southern Pacific Railroad Tracks and northwest of the Parson Drive cul-de-sac.

K. Industrial

This designation is applied to any area shown as "Heavy Industry" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

This designation is applied to industrially-utilized properties southwest and southeast of the intersection of Avenue 272 and Lover's Lane in recognition of their status as preexisting Industrially-designated parcels located between the Visalia UDB and UAB.

This designation is applied to properties located between Road 68 and the Southern Pacific Railroad tracks, north of Avenue 310 within the Goshen Urban Development Boundary.

This designation is applied to that property located immediately southwest of the intersection of the A.T. & S.F. Railroad right-of-way and Avenue 328 in recognition of its status as a developed industrial use within the Patterson Tract UDB.

L. Industrial (Reserve)

No unincorporated areas are shown for this category.

M. Professional Office

This designation is applied to any area shown as "Professional/ Administrative Office" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

N. Professional and Administrative Office (Reserve)

No unincorporated areas are shown for this category.

O. Quasi Public

This designation is applied to any area shown as "Public Institutional" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

P. Airport

This designation is not applied to any part of the unincorporated area. Annexation to the City of Visalia of the entire area designated "Airport" by the 1977 County Land Use Element has obviated the need to apply this land use designation in the unincorporated area. Airport impacts in the unincorporated area will continue to be evaluated per County policy described in subsection VI.C of this amendment.

Q. Parks

This designation is applied to any area shown as "Parks" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

R. Institutional - Public Facilities

No unincorporated areas are shown for this category.

S. Schools

No unincorporated areas are shown for this category. School sites are contained within areas designated "Quasi-Public" by this general plan amendment.

T. Agriculture

This designation is applied to any area shown as "Agriculture", "Conservation" or "Urban Reserve" by the City of Visalia's Land Use Element and within the County-adopted UDB for Visalia.

This designation is applied to the entire area within the Visalia Urban Area Boundary; 1) exclusive of those areas contained within the Urban Development Boundaries of Goshen, Patterson Tract, and the UDB established by GPA 90-01; and 2) exclusive of those parcels designated otherwise by subsections V.B, V.D, V.J and V.K of this amendment.

VI. POLICIES

A. Residential

1. Multi-family dwelling Units shall be permitted only with Planned Unit Developments. (GPA 77-2)
2. The minimum size of a residential Planned Unit Development shall be 5 acres. (GPA 77-2)
3. The minimum size of a Planned unit Development containing a neighborhood commercial center shall be 40 acres, except where it can be demonstrated that the goals of this plan can be substantially achieved with Planned Unit Development on parcels smaller than 40 acres. This policy shall not be applicable to any Planned Unit Development of less than 40 acres which was approved prior to the adoption of this amendment. (GPA 77-2)
4. Single-family conventional development, not designated as part of a residential Planned Unit Development, shall have a minimum lot size of 6,000 square feet. (GPA 77-2)
5. Single-family development, if designed as a part of a residential Planned Unit Development, may have a minimum lot size smaller than 6,000 square feet. (GPA 77-2)

6. No industrial uses shall be permitted within a residential Planned Unit Development. (GPA 77-2)
7. The maximum height of any residential structure shall be 2 ½ stories or 35 feet to the uppermost part of the roof. (GPA 77-2)
8. Within the areas designated for rural residential development south of Tulare Avenue and west of Mooney Blvd, convertible lot design features shall be required in conjunction with all subdivision proposals. Such features shall include special building line setback regulations, irrevocable offers of dedication for future streets, designation of future lot lines, and/or special covenants or deed restrictions. The intent of this policy is to make it possible for lands developed to rural residential densities (1 acre lot minimum) to be resubdivided to urban densities at city standards at some future date when urban development may be feasible. (original policy from GPA 84-02, superseded by this amendment)

B. Industrial

No new industrial development shall be permitted within 1/4 mile of State Highway 198 within the Visalia Urban Area Boundary. (GPA 77-2)

New industrial development proposed for the industrial area added to the Goshen Community Plan by this amendment shall conform to the development standards adopted by the Redevelopment Agency. This policy may be implemented through the application of the Planned Development or site plan review overlay zones and/or by means of a development agreement to ensure conformance with the standards.

C. Airport

All applications for zone changes, use permits, subdivisions and parcel maps shall be reviewed by the Airport Land Use Commission whenever property involved in such applications lies within the Radius-of-Review of the Visalia Municipal Airport as established by the Comprehensive Airport Land Use Plan.

D. Agricultural

It shall be the policy of the County of Tulare to zone all areas designated as Agricultural by the Land Use & Circulation Element as AE-20 (Exclusive Agriculture, 20-Acre Minimum). (GPA 77-2)

E. Site Plan Review

All applications for use permits, subdivisions and parcel maps shall be subject to review by the Site Plan Review Committee to ensure that development occurs consistent with the availability of water and sewer services and the existence of Scenic Corridors within the Visalia Urban Area.

VII. REVIEW AND REVISION

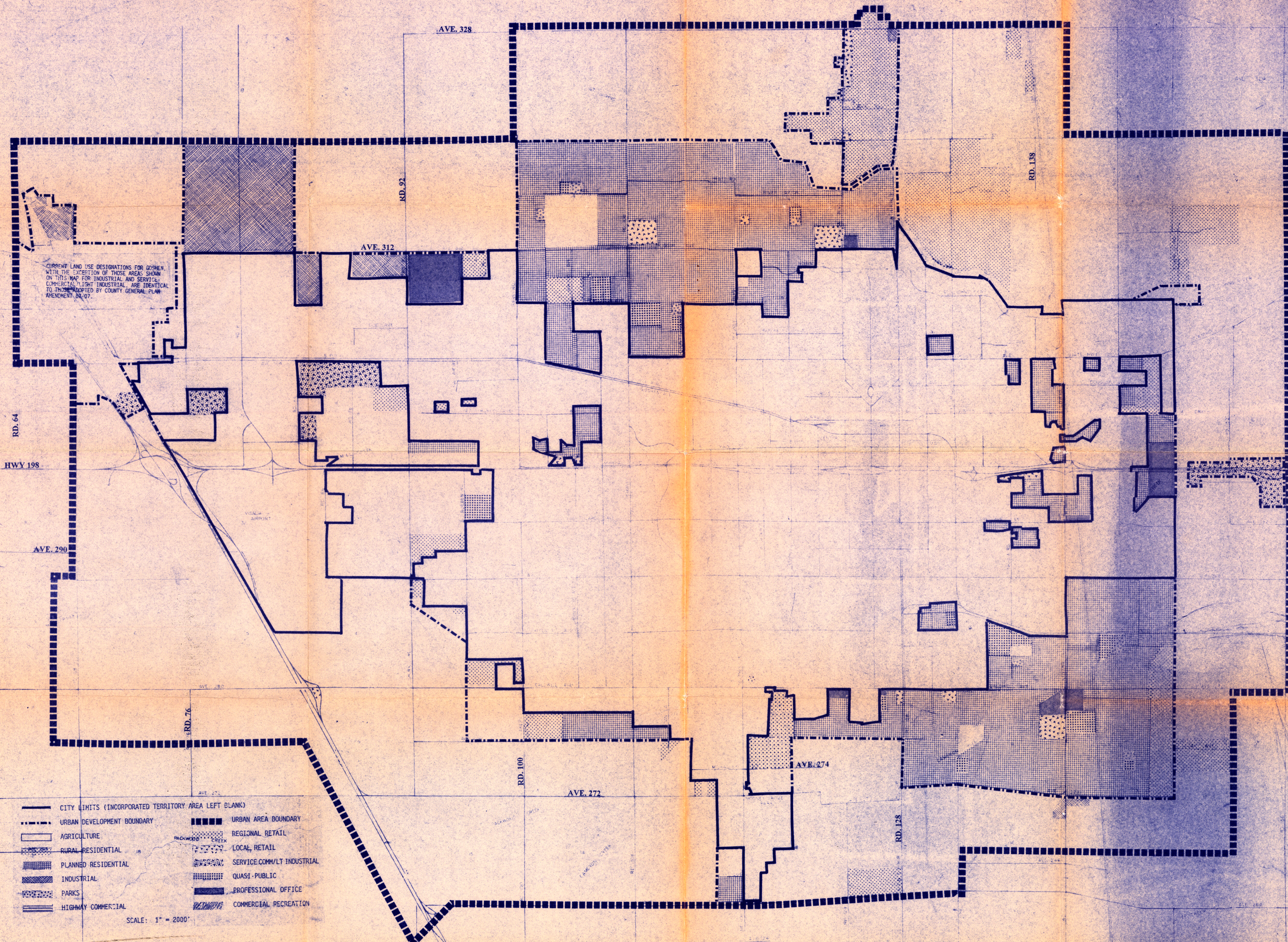
General Plan land use designations and urban boundaries are subject to periodic review subsequent to the adoption of land use and boundary updates by the City of Visalia. Review of the land use designations and boundaries adopted by GPA 92-007(B)/(C) will occur as the City revises it's own general plan in response to the growth of the city and as changing local conditions dictate.

VIII. IMPLEMENTATION

This general plan amendment will result in the application of land use designations incompatible with existing zoning. General Plan Amendment 92-007(B)/(C) is to be followed by an area-wide zone change to bring zoning into compliance with the General Plan and County policy.

If development is proposed for the industrial area added to the Goshen Community Plan by this amendment before the Redevelopment Agency has adopted development standards, a development agreement shall be executed before any new construction in such area may commence. The agreement shall set forth standards and requirements for development in substantial conformance with the draft standards published by the Agency in June 1992 and as may be required by the County to mitigate significant environmental impacts.





CURRENT LAND USE DESIGNATIONS FOR GOSHEN, WITH THE EXCEPTION OF THOSE AREAS SHOWN ON THIS MAP FOR INDUSTRIAL AND SERVICE COMMERCIAL/LIGHT INDUSTRIAL ARE IDENTICAL TO THOSE ADOPTED BY COUNTY GENERAL PLAN AMENDMENT 8X-07.

- CITY LIMITS (INCORPORATED TERRITORY AREA LEFT BLANK)
- URBAN DEVELOPMENT BOUNDARY
- AGRICULTURE
- RURAL RESIDENTIAL
- PLANNED RESIDENTIAL
- INDUSTRIAL
- PARKS
- HIGHWAY COMMERCIAL
- URBAN AREA BOUNDARY
- REGIONAL RETAIL
- LOCAL RETAIL
- SERVICE COMM/LT INDUSTRIAL
- QUASI-PUBLIC
- PROFESSIONAL OFFICE
- COMMERCIAL RECREATION

SCALE: 1" = 2000'

