

**AMENDMENT 76-7C:**

**EXETER**

**LAND USE AND**

**CIRCULATION PLAN**



**Approved:** Tulare County Planning Commission  
Resolution 4734 - December 27, 1976

**Adopted:** Tulare County Board of Supervisors  
Resolution 76-3844 - December 28, 1976

**Note:** This Amendment supersedes that part of  
the 1963 Area General Plan, as adopted  
on May 26, 1964, which pertains to the  
Exeter area.



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GENERAL PLAN AMENDMENT NO. 76-7C  
AMENDMENT TO THE TULARE COUNTY AREA  
GENERAL PLAN - LAND USE AND CIRCULATION  
ELEMENTS - EXETER AREA

I. INTRODUCTION

The purpose of this amendment is to update that portion of the 1964 Tulare County Area General Plan that includes the Exeter Area. The update is accomplished by modifying the projected land uses as shown in the Plan and identifying new designations.

In 1974, the Urban Boundaries Element of the General Plan was adopted by the County of Tulare. The Urban Boundaries Element established, as a matter of policy, that land use plans should be developed for each community within an Urban Area Boundary, and further established an Urban Area Boundary around the City of Exeter. This amendment, therefore, is formulated pursuant to the policies contained in the Urban Boundaries Element, and serves to refine and intensify the policies of the General Plan within the Exeter Urban Area Boundary.

On December 9, 1975, the City of Exeter adopted a Land Use and Circulation Element which is equivalent to this amendment. Variations from the City's adopted element are indicated by land use designation in parentheses.

II. OBJECTIVES

The land use plan for the Exeter Area is intended to achieve the following objectives:

- A. Formulation of a general guide to future development of land uses - residential, commercial industrial and public - within the planning area.
- B. Separation of incompatible uses, while allowing each type of land use sufficient area to develop to the fullest extent indicated by the economy and the general welfare.
- C. Provision of a comprehensive guide for public improvements and private investment.
- D. Protection and preservation of the natural amenities by indicating open areas that are to be retained in their natural state, or kept at minimum development.
- E. Maintenance of the current general circulation pattern incorporating minor circulation changes to improve access between all areas of the community.

III. FLOODING

According to the Government Code, Section 65302(a), "a land use element shall identify areas which are subject to flooding...".

The Army Corps of Engineers Flood Plain Information Reports shows the Exeter Urban Area subject to sheetflow during Standard Project and Intermediate Regional Floods.

IV. PLAN CHARACTERISTICS

LAND USE ELEMENT:

- A. RESIDENTIAL: This classification is located within the city limits and along the northern and western city limits lines.
  1. LOW DENSITY Single-Family - (3 to 5 units per acre). This category comprises 88% of total residential uses. All of the area outside of the city limits proposed for residential uses is designated for low-density single-family, and is located west of Belmont Avenue and north of Sequoia Drive.
  2. MEDIUM DENSITY Multiple-Family - (6 to 10 units per acre). This designation comprises the balance, or 12%, of residential uses, and is located entirely within the city limits. No medium density residential areas are proposed for the unincorporated area.
- B. COMMERCIAL: All commercially-designated areas are located within the city limits.
  1. CENTRAL COMMERCIAL - This category includes all commercial activities located within and near the central business district, excluding neighborhood, professional-office, service, and highway commercial activities.
  2. GENERAL COMMERCIAL - This classification comprises the balance of the commercial activities not located in the central business district, including neighborhood, professional-office, service, and highway commercial activities.
- C. INDUSTRIAL: A portion of the area designated for this use is located along the west side of State Highway 65 continuing westward approximately 1160'. This area is further bounded on the north by the city limits continuing south to the Urban Area Boundary. The remaining industrial designation is located within the city.
- D. PUBLIC - QUASI PUBLIC: Lands under this designation are contained within the city limits. It includes existing schools, parks, government offices, sewage treatment plant, etc.



E. **AGRICULTURE:** This category is applied to all areas between the city limits and the Urban Area Boundary that are not otherwise designated. (The Land Use Element adopted by the City of Exeter designates all areas between the City Limits and the Urban Area Boundary that are not otherwise designated as Urban Holding Area.)

**CIRCULATION ELEMENT:**

- A. Relocation of Highway 65 as a major arterial near the alignment of Spruce Road.
- B. Recommended changes in the select street system include the following:
  1. The designation of the proposed "G" Street extension from Firebaugh to Glaze Avenue as a collector to serve the new industrial area.
  2. The designation of Belmont Avenue from Visalia Road to Firebaugh as an arterial, then from Firebaugh to Glaze Avenue as a collector to serve future subdivisions directed to the southwest and western portions of the city.
  3. The upgrading of Glaze from a minor to a collector between Belmont to Highway 65 to serve the new industrial area.
  4. The upgrading of Filbert Avenue between Glaze Avenue and Firebaugh Avenue from a minor to a collector.
  5. The upgrading of Firebaugh Avenue from a minor to a collector between Spruce Road and the new Highway 65 alignment.
  6. The designation of the proposed "G" Street extension from Firebaugh to Glaze as a new truck route.
- C. Major and Collector Streets

In addition to the changes shown above in the functional classification system, this element of the plan designates the following streets as arterials and collectors:

Arterials

Visalia Road  
Belmont Avenue  
Firebaugh Avenue  
"G" Street

Collectors

Glaze Avenue  
Belmont Avenue  
Marinette Avenue  
Filbert  
"G" Street  
Rocky Hill Drive

D. **Bikeways** - Exeter is included in the Tulare County Regional bikeway system linking the Rocky Hill - Yokohl Valley area with major transportation routes to other communities in Tulare County - using Rocky Hill Drive, "C" Street, Palm Drive, Visalia Drive, and Highway 65 north from Rocky Hill Drive.

V. PLANNING POLICY

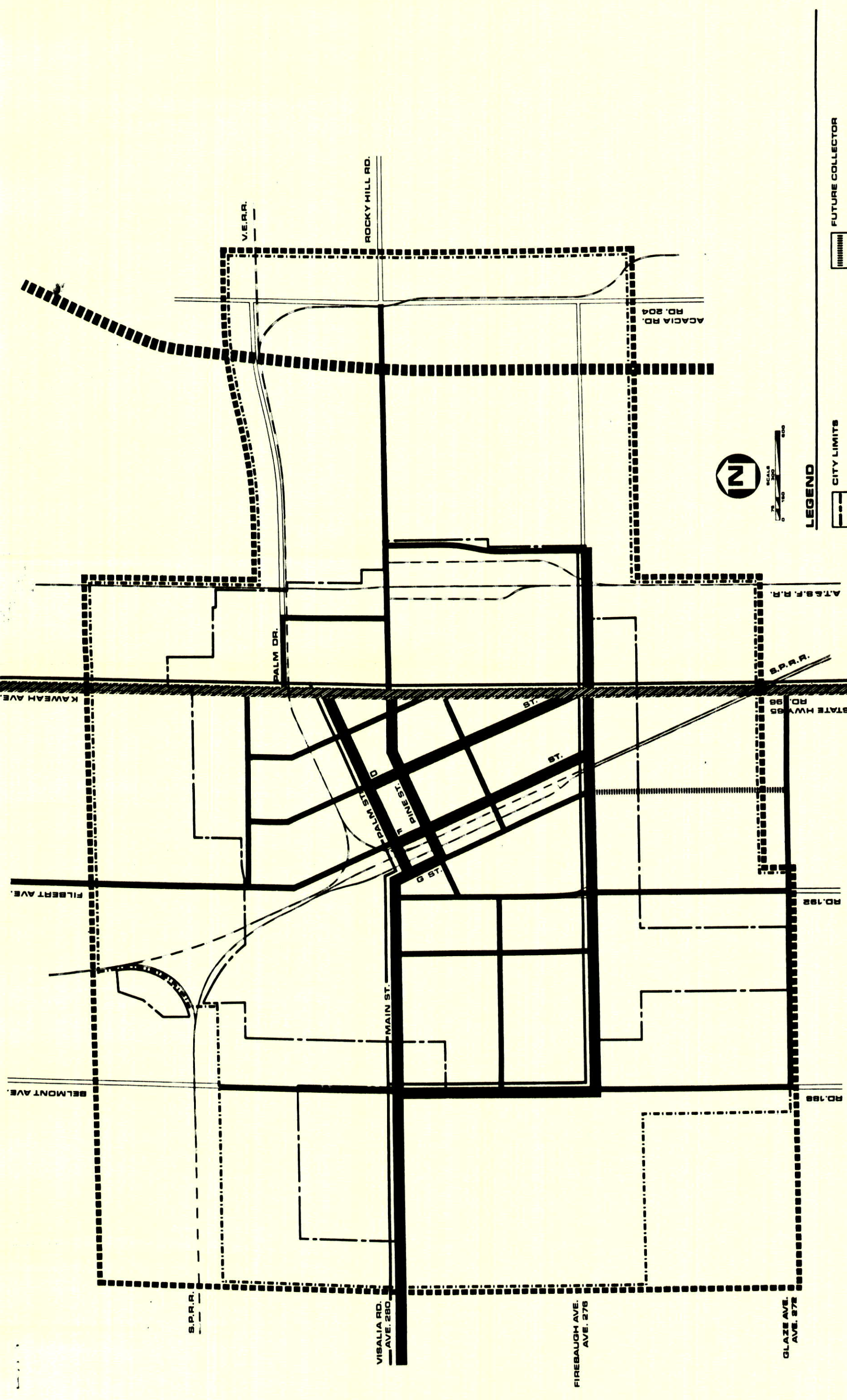
This Land Use Element is formulated pursuant to policy A-4 of the Urban Boundaries Element of the Tulare County General Plan:

*A land use plan is to be developed for each community with an Urban Area Boundary specifying desired densities and land use categories, with particular attention to defining suitable areas for the full range of urban and suburban development. Such plans shall recognize the short and long term ability of each community to provide necessary urban services within its Urban Area Boundary and shall cover the area contained within the Boundary.*

VI. IMPLEMENTATION

*It shall be the policy of the County of Tulare to implement zoning which will be consistent with the plan concepts stated in this amendment and as shown on the attached land use and circulation maps.*





**LEGEND**

- CITY LIMITS
- URBAN IMPROVEMENT AREA
- URBAN AREA BOUNDARY
- ARTERIAL
- COLLECTOR
- FUTURE COLLECTOR
- HIGHWAY
- FUTURE HIGHWAY
- TRUCK ROUTE

**EXETER**

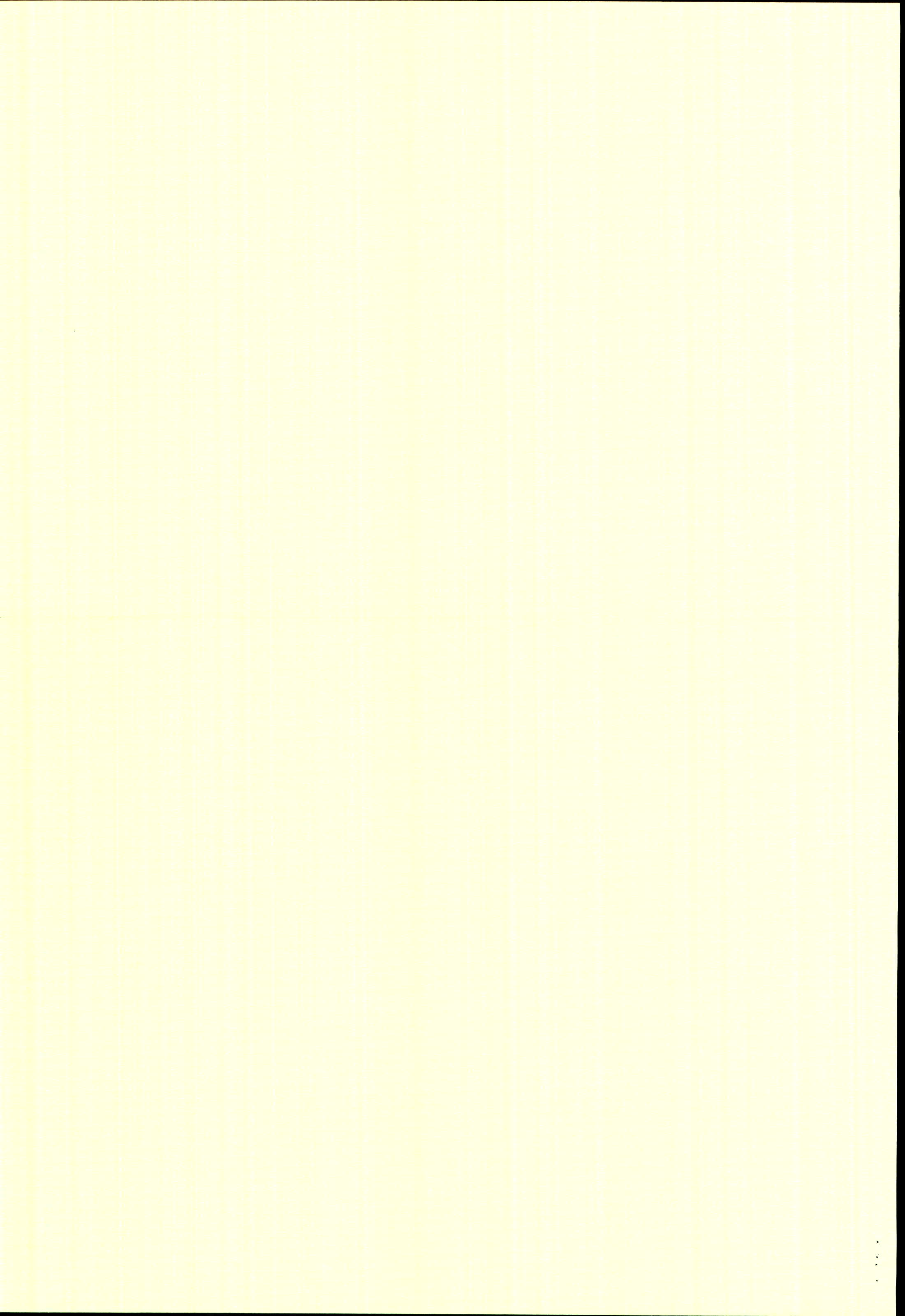
**TULARE COUNTY AREA GENERAL PLAN  
CIRCULATION ELEMENT  
EXETER AREA  
AMENDMENT 76-7C**

PORTIONS OF SECTIONS 3, 4, 5, 10, 11  
T. 18 S. R. 12 E.

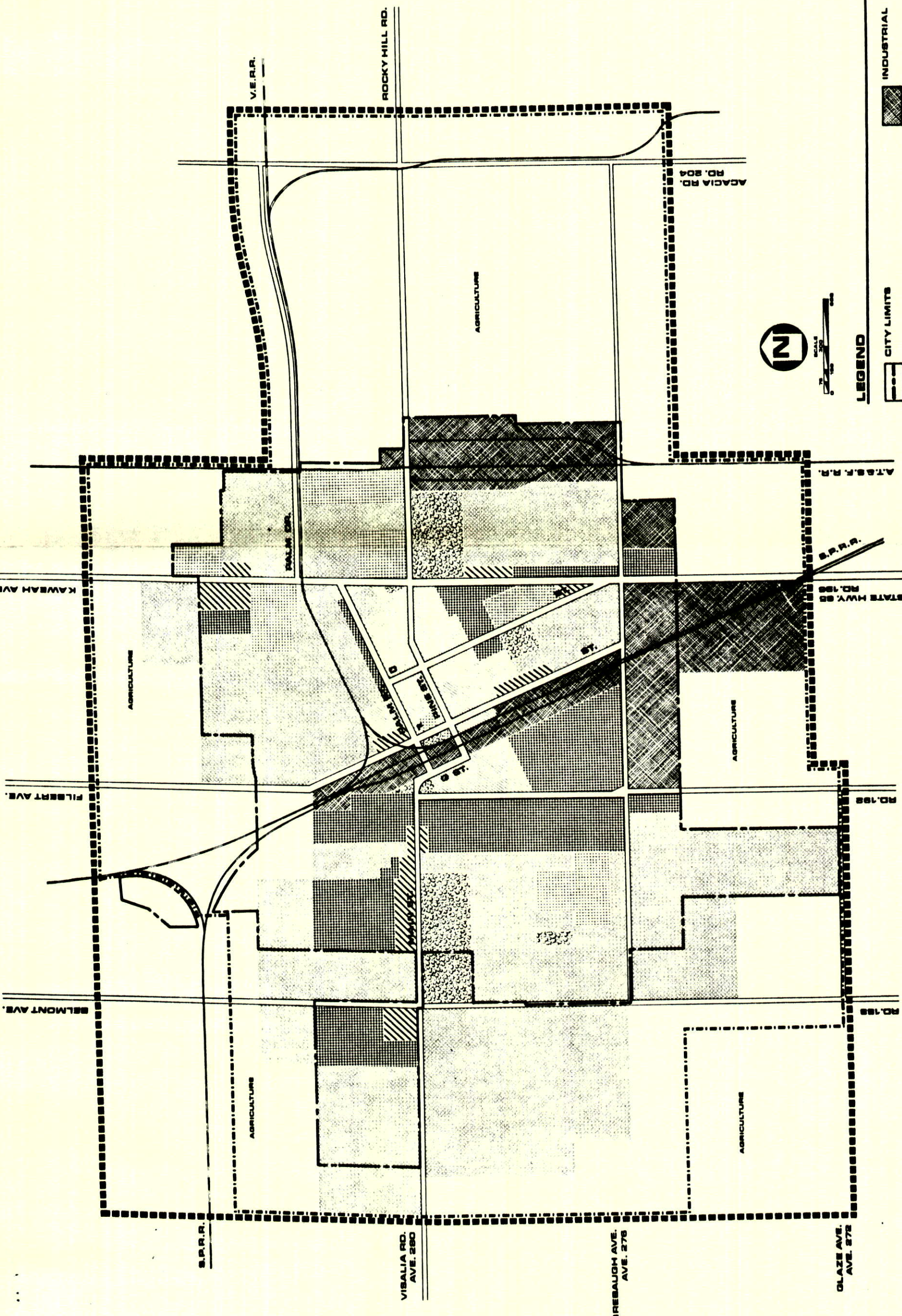
APPROVED BY TULARE COUNTY PLANNING COMMISSION  
RESOLUTION NO. 8774  
CERTIFIED *Patricia Wall* SECRETARY 12-22-78 DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
RESOLUTION NO. 76-384  
CERTIFIED *Robert E. Mendenhall* CHAIRMAN 12-22-78 DATE

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT







**LEGEND**

- CITY LIMITS
- URBAN IMPROVEMENT AREA
- URBAN AREA BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- INDUSTRIAL
- PUBLIC & QUASI-PUBLIC
- OPEN SPACE
- CENTRAL COMMERCIAL
- GENERAL COMMERCIAL

**EXETER**

TULARE COUNTY AREA GENERAL PLAN  
 LAND USE ELEMENT  
 EXETER AREA  
 AMENDMENT 78 - 7C  
PORTIONS OF SECTIONS 2, 3, 4, 5, 10, 11  
 T. 1 S. R. 27 E.

APPROVED BY TULARE COUNTY PLANNING COMMISSION  
 RESOLUTION NO. 9729  
 CERTIFIED: *Bob L. Wall* SECRETARY DATE: \_\_\_\_\_  
 ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
 RESOLUTION NO. 78-2004  
 CERTIFIED: *Ray E. Hume* CHAIRMAN DATE: \_\_\_\_\_

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT



