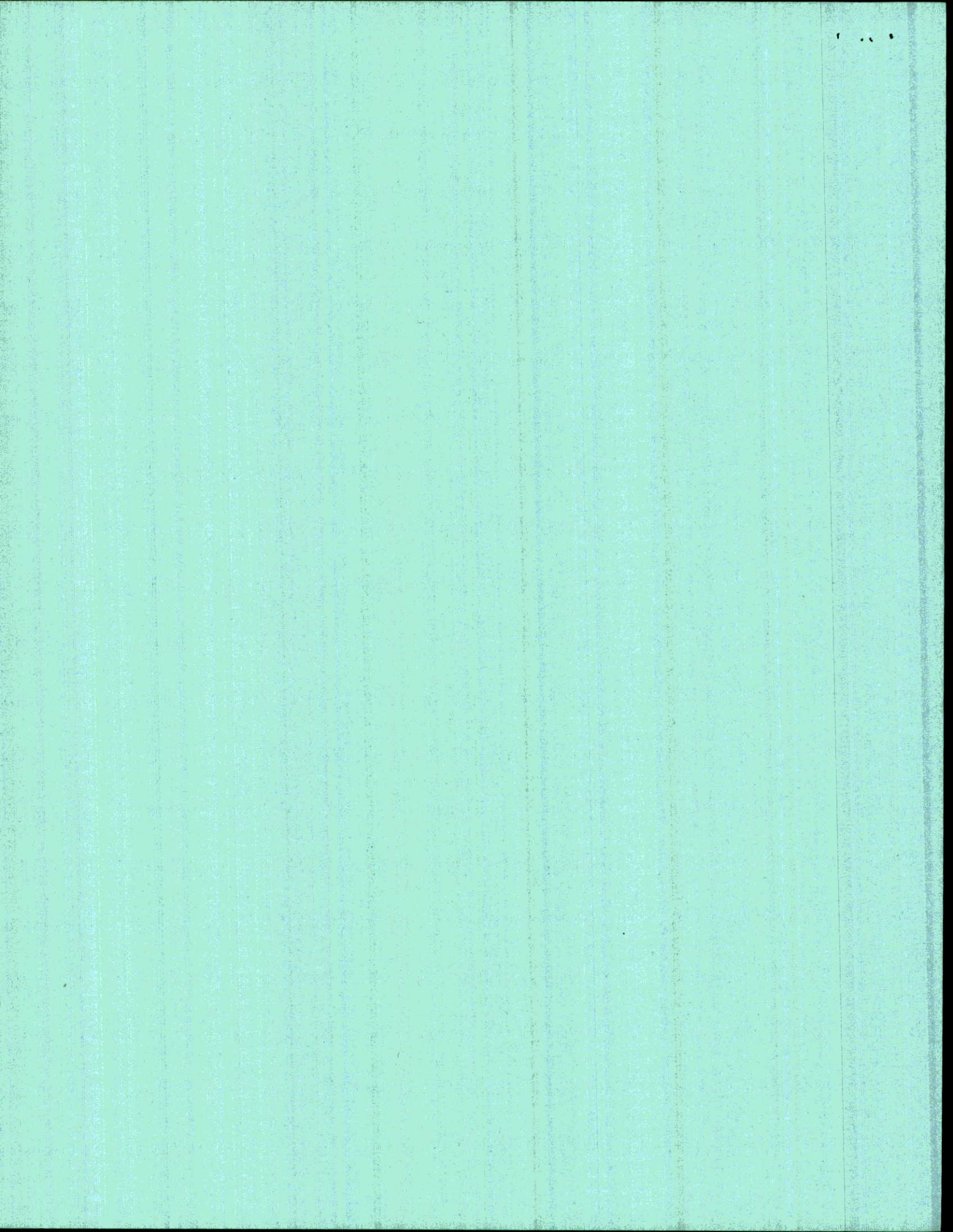


**AMENDMENT 97-002**

**EXETER LAND USE PLAN  
URBAN BOUNDARIES**

Approved: Tulare County Planning Commission  
Resolution No. 7668 - March 11, 1998

Adopted: Tulare County Board of Supervisors  
Resolution No. 98-0344 - May 5, 1998



**AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE, URBAN BOUNDARIES AND OPEN SPACE ELEMENTS  
EXETER  
GPA 97-002**

**I. INTRODUCTION**

This document amends the Land Use Element, Urban Boundaries Element and Open Space Element of the Tulare County General Plan for the Exeter Area by eliminating the Urban Improvement Area for Exeter, establishing an Urban Development Boundary, expanding the Urban Area Boundary, revising land use designations within the UAB and amending the "Urban Expansion Area".

**II. BACKGROUND**

The County of Tulare adopted a general plan for the Exeter Area in 1964. The 1964 plan provided urban and agricultural land use designations, including residential reserve and industrial reserve land use designations. The 1964 plan included circulation designations for roadways within the plan area. The Urban Boundaries Element, adopted in 1974, established an Urban Area Boundary and Urban Improvement Area around the City. Tulare County GPA 76-7C amended land use and circulation designations within the plan area, but did not affect urban boundaries. GPA 97-002 was initiated by the Tulare County Planning Commission in February, 1997 in response to a request by the City of Exeter that the County amend its land use and urban boundaries elements to conform to city general plan (boundary) changes made by the City of Exeter in 1990.

**III. SUPERSEDURE**

General Plan Amendment 97-002 supersedes the Land Use Element of the County General Plan for Exeter as adopted in 1964 and amended in 1976 by General Plan Amendment GPA 76-7C, with the exception that those areas designated Single-Family Residential and Industrial by GPA 76-7C retain said general plan land use designations and are not affected by GPA 97-002. GPA 97-002 supersedes the Urban Boundaries Element for Exeter as amended by GPA 76-7C and amends the Open Space Element's Urban Expansion Area for Exeter to conform to the boundaries of the revised Urban Area Boundary. GPA 97-002 does not supersede any portion of the West Exeter Specific Plan.

**IV. URBAN BOUNDARIES**

The elimination of the Urban Improvement Area and its replacement with an Urban Development Boundary brings the Urban Boundaries Element of the Exeter Area Plan into conformance with changes made to Urban Boundaries Element policies by Tulare County GPA 83-04A. The County Urban Development Boundary is virtually identical to the City of Exeter's adopted (1990) Urban Development Boundary.

The modifications to the Urban Area Boundary add 2000 new acres to the boundary area in four general locations. Additions to the UAB occur in the northwest and southwest of the urban area to include areas dominated by rural residential



development. The UAB is expanded westward to include the West Exeter Specific Plan Area and established industrial uses along Anderson Road north of Avenue 280. The UAB is expanded southeastward to encompass all of the rural subdivision of Tooleville.

## V. LAND USE DESIGNATIONS

The following changes of general plan land use designation are included in this amendment:

### A. *Rural Residential*

This designation is applied to two areas in recognition of their existing rural residential usage and zoning:

Tooleville (with the exception of three commercially-zoned parcels at the intersection of State Highway 65 and Morgan Road). This rural subdivision of about 70 dwellings is currently zoned R-A-M (Rural Residential, Special Mobilehome, 6000 sq. ft. minimum lot size) and is mostly built-out to rural residential land uses. Average lot size is approximately 9000 sq.ft.

Cornucopia/Elberta Road - parcels comprising approximately 57 acres between Cornucopia Road and Elberta Road directly south of Avenue 280. All parcels are currently zoned R-A. Most of the acreage is in agricultural use, with the five smallest parcels (fronting on Avenue 280) built out to rural residential uses.

### B. *Industrial*

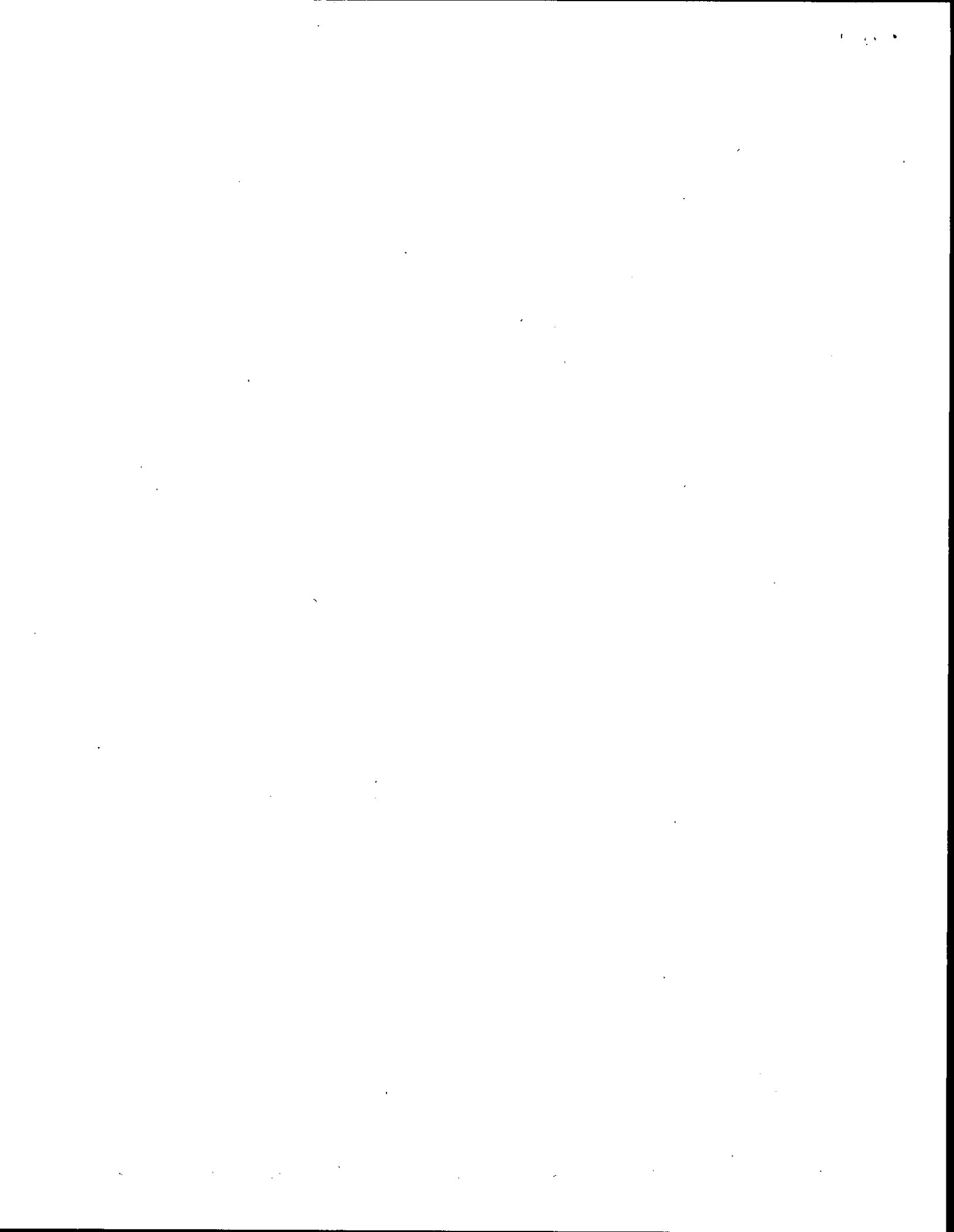
This designation is applied to four areas in recognition of their existing zoning and usage:

Spruce Road - the M-1 zoned parcels located along both sides of Spruce Road (Road 204) south of the abandoned V.E.R.R. right-of-way.

Brick Plant - M-2 zoned parcels devoted to the brick plant along Belmont Road north of the S.P.R.R. tracks.

Sequoia Packaging - this industrial facility occupies an M-1 zoned parcel on Anderson Road south of the S.P.R.R. tracks.

Rocky Hill Drive/3rd Street - a 3000 sq.ft., M-1-zoned portion of a 7-acre parcel located north of Rocky Hill Drive, directly east of the City limits (which extend north-south along the western edge of the parcel along the 3rd Street alignment)



**C. Public**

This designation is applied to the Tooleville Wastewater Treatment Plant and the Exeter Public Cemetery in recognition of their existing land uses.

**D. Neighborhood Commercial**

This designation is applied to the commercially-zoned parcels southeast of the intersection of Spruce Road (Road 204) and Morgan Avenue in recognition of their past and potential commercial use.

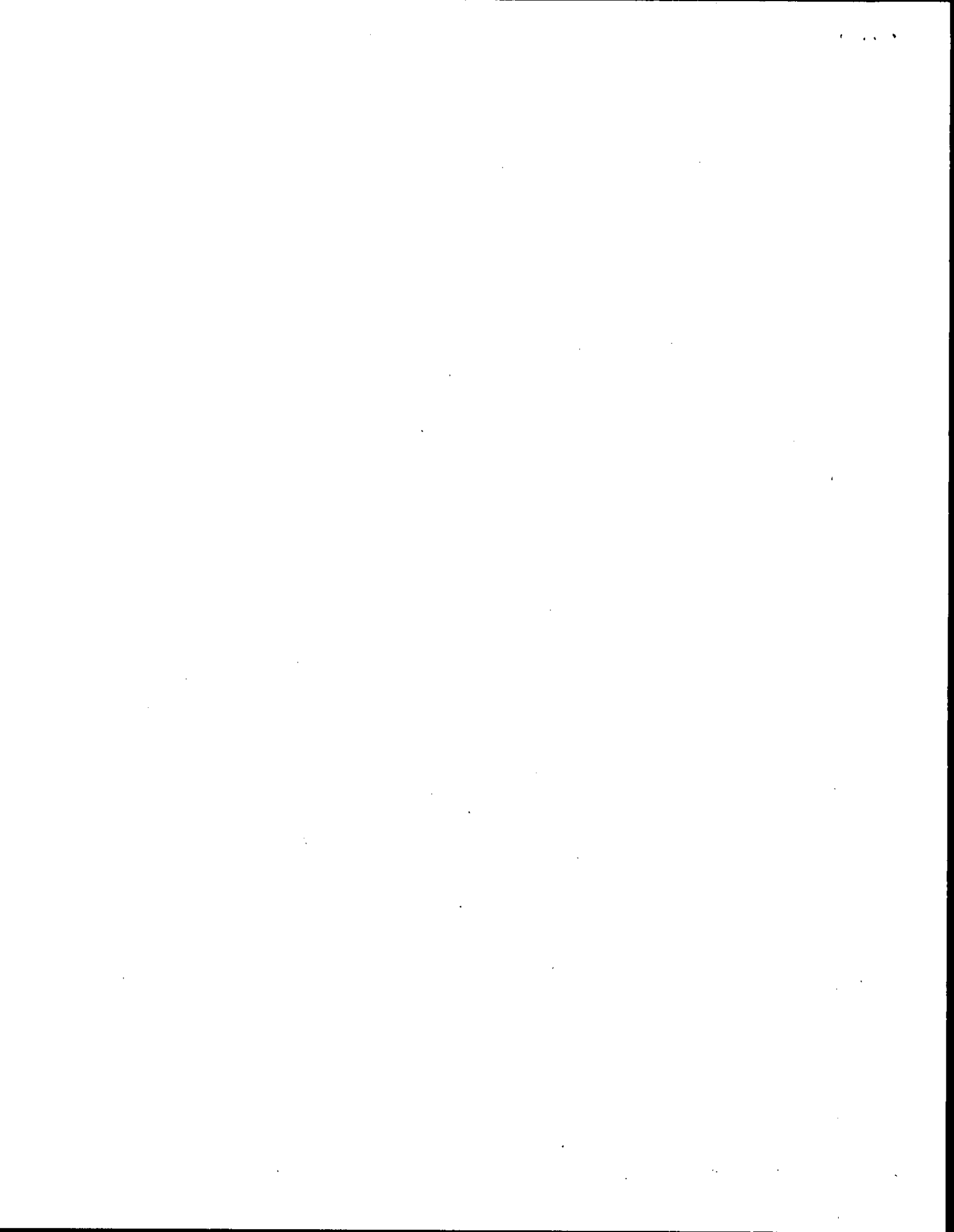
**E. Urban Reserve**

This designation is applied to all remaining unincorporated territory within the Urban Development Boundary which is not 1) designated for non-agricultural use by sections A-D above; or 2) already designated for urban use by GPA 76-7C. The Urban Reserve land use designation is added to the Exeter Area Plan by this general plan amendment (defined in section "VI. Policies")

**VI. POLICIES**

The following policies are added to the Exeter Area Plan:

- A. Land within the County Urban Development Boundary of Exeter, which is not otherwise designated for urban use by GPA 97-002, shall be designated "Urban Reserve" and retained in agricultural use until such time as conversion to urban use (as defined in the Urban Boundaries Element of the Tulare County General Plan and by this Urban Reserve Policy) is appropriate.
- B. No zone changes which would result in the conversion of agricultural land to non-agricultural uses shall be allowed within Urban Reserve-designated territory unless a General Plan Amendment has been approved changing the land use designation of the project area to a non-agricultural land use designation. In order for such an amendment and associated rezoning to be approved, the project must meet the following criteria:
  - 1) the City of Exeter must consent to the project; and
  - 2) the project meets all of the criteria set forth in the Urban Boundaries Element for urban development on unincorporated land inside County Urban Development Boundaries.
- C. New agricultural preserves and contracts shall not be approved for properties within the Urban Development Boundary.
- D. It is the intent of the Board of Supervisors and Planning Commission that any urban uses which are existing, or for which prior approvals have been granted by the County, which would now be located in the area between the Urban Development





Boundary and the Urban Area Boundary, be allowed to retain appropriate zoning in recognition of these existing and approved urban uses. The application of zoning pursuant to this policy is discretionary and the County shall not be obligated to approve any proposal which meets the criteria set forth herein.

- E. The City of Exeter shall be given notification and the opportunity to comment on any discretionary projects proposed between the Urban Area Boundary and the State Highway 198/State Highway 65 intersection. Specifically, discretionary projects proposed to occur within a corridor extending one-quarter mile east and west of State Highway 65, extending from the Urban Area Boundary northwards to one-quarter mile north of State Highway 198 shall be referred to the City for its review.

#### **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 Exeter. Urban boundaries are subject to a five-year review cycle as provided by the Urban Boundaries Element. Review of the land use designations and boundaries adopted by GPA 97-002 will occur as the City revises its own general plan in response to the growth of the city and as changing local conditions dictate.

#### **VIII. IMPLEMENTATION**

The following measures are added to the Exeter Area Plan to implement the policies made by GPA 97-002:

- 1) Existing A-1 (Agricultural) zoning within the Urban Area Boundary shall be converted to AE-20 (Agricultural Exclusive, 20-acre minimum) zoning as a holding zone to minimize the proliferation of non-agricultural land uses and parcel sizes within the UAB.
- 2) Exclusive Agricultural zoning within the Urban Development Boundary shall be established for properties designated Urban Reserve.
- 3) The County shall deny any application for agricultural preserve status which would result in the placement of acreage within the Urban Development Boundary under Williamson Act.



# EXETER GENERAL PLAN UPDATE Land Use & Boundaries Proposal

City of Exeter Exeter Specific Plan Area

Urban Area Boundary (4480 ac.)  
Urban Development Boundary (2180 ac.)

 Agricultural	 Industrial
 Single Family Residential	 Public/Quasi Public
 Rural Residential	 Urban Reserve
 Commercial	

0 3000 6000 Feet

