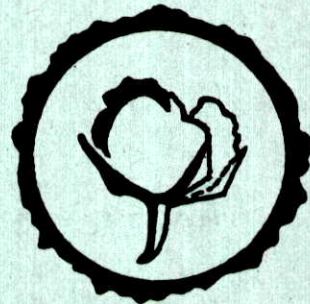


AMENDMENT 76-7B:

**FARMERSVILLE
LAND USE PLAN**

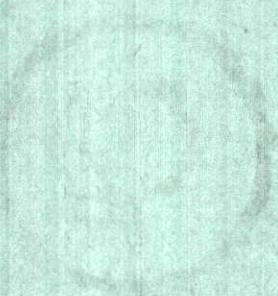


Approved: Tulare County Planning Commission
Resolution 4765 - December 27, 1976

Adopted: Tulare County Board of Supervisors
Resolution 76-3644 - December 28, 1976

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

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GENERAL PLAN AMENDMENT NO. 76-7B

AMENDMENT TO THE TULARE COUNTY AREA
GENERAL PLAN - LAND USE ELEMENT

FARMERSVILLE AREA

I. INTRODUCTION

The purpose of this amendment is to update that portion of the 1964 Tulare County Area General Plan that includes the Farmersville Area. The update is accomplished by modifying the projected land uses as shown in the Plan and expanding the projected land-use area to the Urban Area Boundary.

This amendment sequentially follows General Plan Amendment No. 76-7A, which modifies the Farmersville Urban Area Boundary. The new UAB is reflected in this amendment.

In 1973 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 Farmersville. 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 Farmersville Urban Area Boundary.

On April 28, 1976, the City of Farmersville adopted a Land Use Element which is essentially equivalent to this amendment. Variations from the City's adopted element are indicated hereinbelow.

II. OBJECTIVES

The land use plan for the Farmersville 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.

III. PLAN CHARACTERISTICS

- A. Low-Density Residential (4 units per acre) - This classification is confined to Cameron Creek Colony, a developed subdivision located one-half mile south of State Highway 198. (The Land Use Element adopted by the City of Farmersville depicts this area as urban in nature, but does not indicate a specific use.)
- B. Residential - This designation comprises the balance of the residential uses, and surrounds the City's core. A density is not specified, since the overwhelming bulk of this area is presently within the City's jurisdiction, and the City's adopted Land Use Element implies that specific neighborhood residential plans will achieve overall densities of one unit per 6,000 square feet.
- C. Highway Commercial - All of the area proposed for highway commercial is located at the intersection of State Highway 198 and Road 164. (The Land Use Element adopted by the City of Farmersville shows these areas as agricultural.)
- D. Service Commercial - This classification occupies 3 corners at the intersection of Avenue 288 and Road 164, one of which is presently developed to commercial use. (The Land Use Element adopted by the City of Farmersville shows these areas as "Commercial".)
- E. General Commercial - The majority of the area designated for general commercial is presently zoned and developed as such. It is located primarily along the City's major axes (Road 164 and Avenue 280); one such area is also located at one corner of Road 164 and Avenue 288. (The Land Use Element adopted by the City of Farmersville depicts these areas as "Commercial".)
- F. Industrial - A portion of the area designated for this use is located at the intersection of State Highway 198 and Road 164, and is presently developed for such use. (This site is designated for urban use in the City of Farmersville's Land Use Element, although a specific use is not designated.) Two other areas are located in the north-central portion and at the southwestern edge of the City proper. A fourth industrial site is located adjacent to the sewage treatment plant. (This site is designated as "Agricultural" in the City's Land Use Element.)

6. Public/Quasi-public - This designation includes existing schools, parks, governmental offices, etc., and two proposed school/park facilities located in the northwest and southeast quadrants of the City. In addition, the sewage treatment plan is also so designated. (The City's Land Use Element does not assign a classification to this site.)
- B. Agricultural/Open Space - This classification is applied to all areas not otherwise designated.

IV. FLOODING

All that area north of an extension canal which enters the west side of the Urban Area Boundary immediately south of Avenue 288, runs easterly to cross Road 164, and then turns northeasterly to cross Avenue 288 and Road 168, is subject to overflow from 100-year-frequency floods. The remainder of the area within the Urban Area Boundary is subject to sheet flow flooding. (Reference: Flood Plain Information, Visalia Area; U. S. Army Corps of Engineers; Plates 22 and 26.

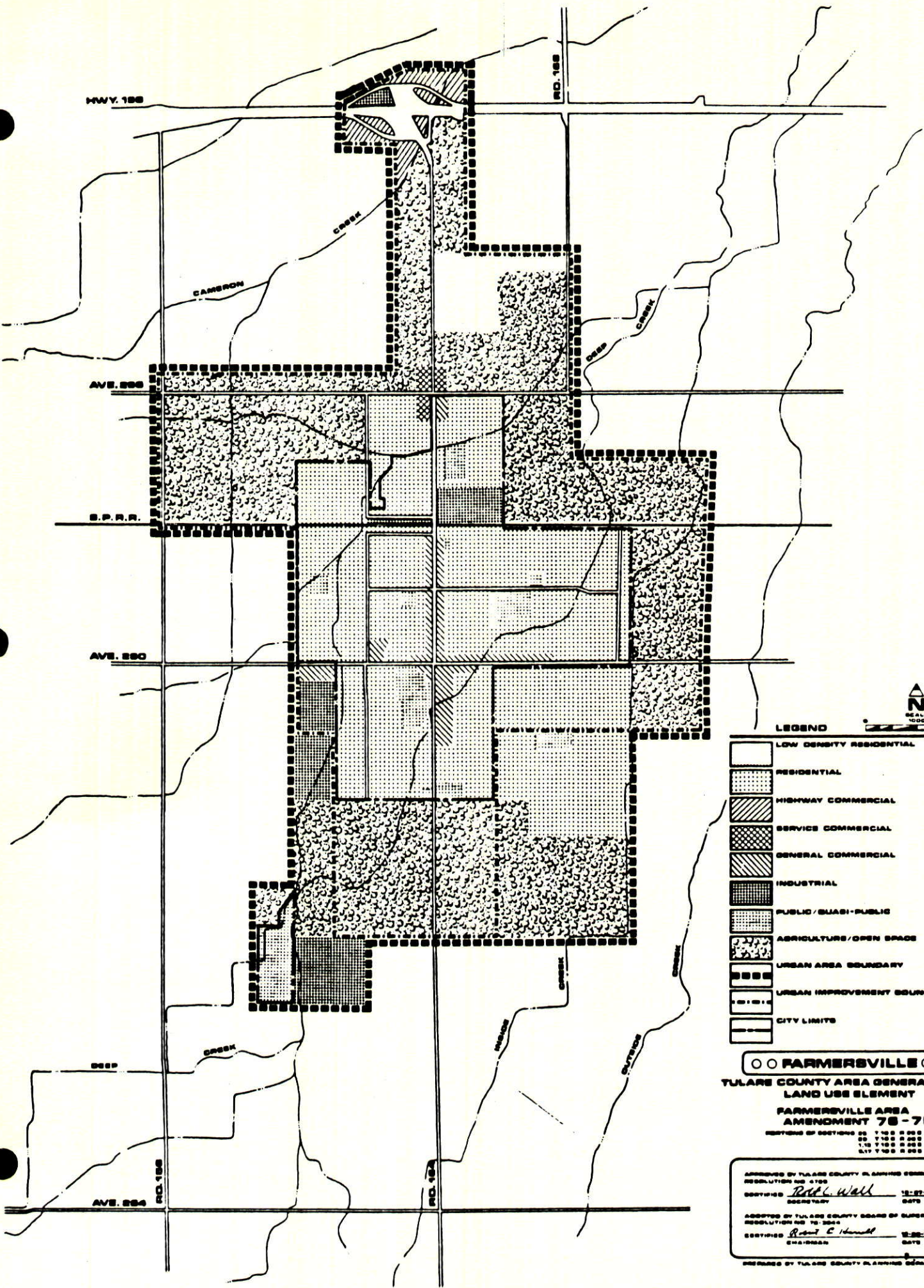
V. PLANNING POLICY

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 map.



LEGEND

-  LOW DENSITY RESIDENTIAL
-  RESIDENTIAL
-  HIGHWAY COMMERCIAL
-  SERVICE COMMERCIAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/QUASI-PUBLIC
-  AGRICULTURE/OPEN SPACE
-  URBAN AREA BOUNDARY
-  URBAN IMPROVEMENT BOUNDARY
-  CITY LIMITS

○ ○ FARMERSVILLE ○ ○

**TULARE COUNTY AREA GENERAL PLAN
LAND USE ELEMENT**

**FARMERSVILLE AREA
AMENDMENT 78-78**

SECTIONS OF SECTIONS 22 7 10 2 200
25 7 10 2 200
1 10 7 10 2 200
4 17 7 10 2 200

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 6193
CERTIFIED Robt. Wall 12-27-78
SECRETARY DATE

APPROVED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 78-2844
CERTIFIED Robert E. Hummel 12-28-78
CHAIRMAN DATE

DESIGNED BY TULARE COUNTY PLANNING DEPARTMENT

