

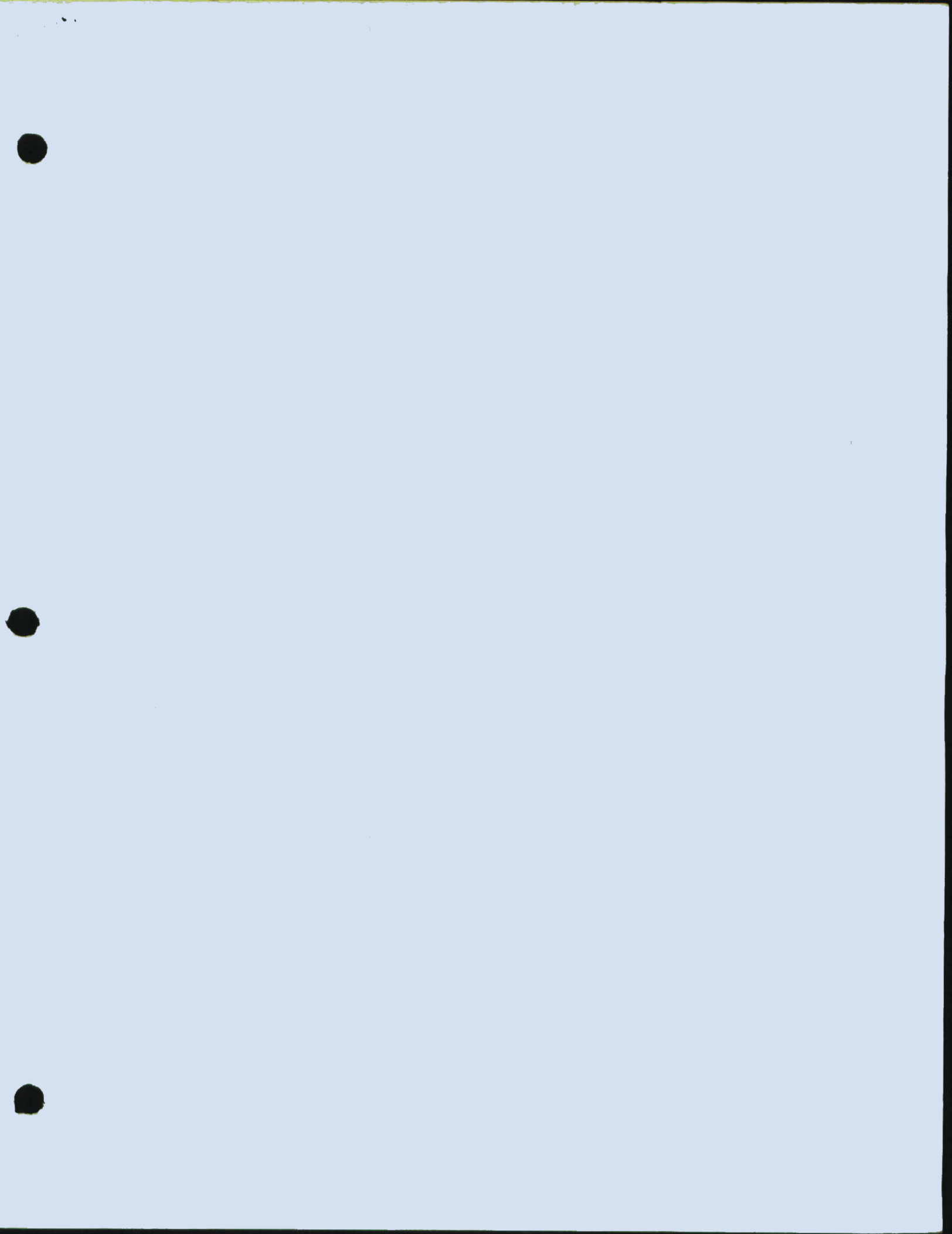
AMENDMENT 82-04

**EAST PORTERVILLE
LAND USE AND
CIRCULATION PLAN
URBAN AREA BOUNDARY**



Approved: Tulare County Planning Commission
Resolution 5961 - August 10, 1983

Adopted: Tulare County Board of Supervisors
Resolution 83-1300 - September 20, 1983



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN
LAND USE, CIRCULATION AND URBAN BOUNDARIES
PORTER VISTA PUBLIC UTILITY DISTRICT/EAST PORTERVILLE
GPA 82-04

I. INTRODUCTION

This document amends the Land Use, Circulation and Urban Boundaries Element of the Tulare County General Plan for the entire area within the Porter Vista Public Utility District, as shown on "Exhibit A."

II. SUPERCEDEURE

This amendment supercedes the following three amendments:

- GPA 75-1E (Adopted: 12-2-75)
- GPA 77-1B (Adopted: 9-2-77)
- 1966 Porterville Plan (Adopted 7-26-66)

III. MODIFICATION TO ADOPTED ELEMENTS

A. 1966, 1975 and 1977 Land Use and Circulation Element

This amendment, GPA 82-04, completely supercedes the above plans for the Porter Vista Public Utility District Area also known as East Porterville. The adopted plan is attached to this amendment. The major difference is the consolidation of three previously existing plans into one overall plan for the area and the standarization of land use classifications, definitions and densities.

B. 1978 Urban Boundaries Element

Amendment GPA 82-04 modifies the urban area boundary of Porterville. The modification expands the eastern boundary of Porterville's urban area by 43 acres to include all of area within the Porter Vista Public Utility District. This brings Porterville's urban area to 19,803 acres.

IV. DEFINITIONS AND STANDARDS OF GPA 82-04

A. Land Use

1. Low Density Residential: The residential density is two to seven dwelling units per acre. This designation is applied to those areas which already have been developed or are undergoing low density residential development.
2. Medium Density Residential: The residential density is eight to fourteen dwelling units per acre.
3. High Density Residential: The residential density is fifteen to thirty dwelling units per acre.
4. Neighborhood Commercial: The neighborhood commercial designation is designated for established neighborhood commercial areas. Such areas are considered appropriate for retail and personal service uses that satisfy the needs of nearby residents for convenience goods and services.

5. Potential Future Neighborhood Commercial: The potential future neighborhood commercial designation is designated for the generalized locations of areas considered appropriate for retail and personal service uses that satisfy the needs of nearby residents for convenience goods and services. This designation is used on arterial or collector streets, frontage roads or highways where unlimited commercial uses would not be appropriate or compatible with surrounding residential development. The maximum size of a neighborhood commercial area is four (4) acres. Each potential future neighborhood commercial designation represents the general location of one neighborhood-commercial area.
6. Community Commercial/Community Commercial Reserve: The community commercial designation is applied to areas appropriate for retail or personal service and office uses. Limited manufacturing, processing and/or treatment of products may be allowed if clearly incidental to the retail business conducted on the premises. Community commercial uses cater to the needs of nearby residents as well as residents from other parts of the community. Wholesale commercial uses are not appropriate within this designation.
7. Heavy Commercial: The heavy commercial designation is designated for all retail, personal services, wholesale, highway and service commercial uses, including uses that are not appropriate under more restrictive commercial land use designations such as neighborhood and community commercial.
8. Industrial: The industrial designation is applied to areas appropriate for any kind of manufacture, processing or treatment of products other than those which may be offensive by reason of emission of odor, dust, smoke, gas, noise or other similar causes. Commercial businesses or offices incidental to such manufacturing, processing or treatment also may be appropriate within the industrial designation.
9. Public: The public designation is appropriate for the existing or future locations of public services and/or facilities which are necessary for the welfare of the community. Such uses include but are not limited to flood control ponding basins, public utility structures or offices, schools, wildlife reserves, cemeteries, fire and police stations, churches, governmental offices, park and recreation uses and facilities, community centers, etc.
10. Open Space, Recreation/Agriculture: This designation is appropriate for open space, recreation uses and agriculture. All uses permitted in Tulare County's AE-20 (Exclusive Agricultural - 20 Acre Minimum) Zone are consistent with the agriculture designation.
11. Designated Floodway: The designated floodways as shown on the attached map are sections of the State of California Reclamation Board's Tule River and Porter Slough Designated Floodways. The designated floodway boundaries are the same as those recorded in:

Book 1 of DESIGNATED FLOODWAYS at page 6, Book 2 of DESIGNATED FLOODWAYS at Page 1 and Book 2 of DESIGNATED FLOODWAYS at Page 2, Tulare County Records.

B. Circulation:

1. Arterials: Arterials comprise the principal network for the flow of traffic. They also provide for distribution of traffic to and from traffic improvement areas. Arterials may be divided by a median or undivided. Proposed arterials are arterials that have not yet been developed on the ground to any extent. Proposed arterials shall be developed according to the same standards as arterials.

2. Collectors: The function of collectors is to transfer traffic from local streets to arterials. Proposed collectors are collectors that have not yet been developed on the ground to any extent. Proposed collectors shall be developed according to the same standards as collectors.
3. Local Streets: Local streets provide access to abutting properties. Circulation is a secondary function of local streets. All local streets should have proximity to recognized collector routes.
4. Highway: A major inter-county thoroughfare not necessarily having access control.
5. Expressway: A major inter-county thoroughfare with limited access control with intersections crossing at grade (the same level as the expressway).
6. Freeway: A major inter-county thoroughfare with full access control with intersections handled by grade separations (cross-traffic is at different levels than the freeway).
7. Circulation Element Standards:

| <u>Street Class</u> | <u>Right-of-Way</u> |
|----------------------------|---------------------|
| Divided Arterial Streets | 110 feet |
| Undivided Arterial Streets | 84 feet |
| Collector Streets | 60 feet |
| Local Streets | 60 feet |
| Cul-de-sacs | 56 feet |
| Frontage Road | 45 feet |

V. LAND USE PLAN

The Plan designates the following acreages for the various land use designations:

ACREAGE OF PLAN DESIGNATIONS

| <u>Land Use Designation</u> | <u>Acreage</u> |
|--|----------------|
| Low Density Residential (2-7 du/ac) | 1,303 |
| Medium Density Residential (8-14 du/ac) | 15 |
| High Density Residential (15-30 du/ac) | 26 |
| Neighborhood Commercial* | 10 |
| Community Commercial | 21 |
| Community Commercial Reserve | 10 |
| Heavy Commercial | 50 |
| Industrial | 17 |
| Public | 89 |
| Open Space, Recreation/Agriculture | 38 |
| Designated Floodway | 104 |
| Incorporated (City) Properties within the District | <u>34</u> |
| TOTAL | 1,717 |

* Includes 4 acre maximum Neighborhood Commercial Development at intersection of Roby and Holcomb Street and 4 acres maximum Neighborhood Commercial development at intersection of Ruth and frontage road along State Highway 190.

VI. GOALS, POLICIES AND IMPLEMENTATION MEASURES

U R B A N L A N D U S E

GOAL I

PROMOTE THE URBANIZATION OF AREAS SERVED BY
THE PORTER VISTA PUBLIC UTILITY DISTRICT

Policies

Implementation Measures

- | | |
|---|---|
| <p>1. The land use plan shall provide for the urbanization of all areas served by the Porter Vista PUD, except for those areas required for floodway or open space use.</p> <p>2. Priority shall be given to development projects which result in the in-filling or combining of under-utilized parcels and the greatest feasible utilization of land resources.</p> <p>3. Discourage new heavy industrial or commercial agriculture uses that would inhibit residential and commercial development within the planning area.</p> <p>4. Provide for the continued maintenance of agricultural uses in areas designated for urbanization in recognition of the concept that such uses will be a temporary use of the land until urbanization is appropriate.</p> <p>5. Encourage coordinated and comprehensive developments so as to take advantage of the superior environments that can result from large scale community planning and building.</p> | <p>Following adoption of the East Porterville Plan, the County Zoning Map will be amended in conformance with the plan.</p> <p>Implement through the project review process by using "streamlining" techniques such as use of the East Porterville Plan EIR as a base document for all projects.</p> <p>Establishment of new heavy industrial and agricultural zoning shall not be permitted unless it can be shown that such zoning will not impede the achievement of the urban land use goals for East Porterville.</p> <p>Implement through the County's existing rules pertaining to non-conforming uses.</p> <p>The PD (Planned Development) Combining Zone may be applied to residentially designated large acreage lands.</p> |
|---|---|

WATER AND SEWER FACILITIES

GOAL II

ASSURE THAT URBAN DEVELOPMENTS DO NOT EXCEED THE CAPACITIES OF PUBLIC UTILITY SERVICES

Policies

1. No discretionary projects in the East Porterville planning area shall be approved until the decision making body finds that the Porter Vista Public Utility District has, or will have upon project development, the sewer line and biological treatment capacities to provide adequate sewage service to the project.
2. Assure that a safe and adequate supply of potable water is made available to serve new development.
3. All domestic water systems serving new development shall be designed to integrate with existing and/or future water systems within the Porter Vista Public Utility District.
4. All development projects shall have equal access to sewer services provided by the Porter Vista Public Utility District.

Implementation Measures

Implement during the project review process by assuring that the Porter Vista Public Utility District is consulted prior to all land use decisions.

Implementation during the project review phase of a subdivision, parcel map or planned unit development by requiring a geological-hydrological report with special emphasis on water availability.

Implement through conditions of approval of new development. Consideration should also be given to requiring the developer to offer dedication of such water systems to Porter Vista PUD.

Within each sanitary sewer service area of the Porter Vista Public Utility District, the available sewer service connections per acre of land area suitable for development shall be determined. During the initial project review phase, the County will determine if the project exceeds its proportionate share of available sewer connections.

Policies

Implementation Policies

5. A development project which exceeds its proportionate share of available sanitary sewer connections may be approved if the developer is willing to contribute to a fund maintained by the District for the purpose of constructing new sanitary sewer facilities appropriate to serve the excess units.

When a developer proposes to construct a project which exceeds the average available sewer connections applicable to the site, the developer could be required to pay a fee for the excess units. Such fee shall not exceed the pro rata share of the amount of the total estimated costs of the new sanitary sewer facilities necessary to serve the additional units on the property. Such costs should be apportioned uniformly to lands suitable for development within a service area on a per unit basis.

C O M M E R C I A L L A N D U S E S

GOAL III

PROMOTE COMMERCIAL USES THAT ARE BENEFICIAL TO LOCAL RESIDENTS AS WELL AS TO THE ENTIRE PORTERVILLE AREA

Policies

Implementation Measures

1. The proliferation of uncontrolled linear commercial uses and zoning in East Porterville shall be discouraged.
2. Where it is appropriate to approve linear commercial development to achieve other goals and policies of this plan, special care should be taken to control access and provide for off-street parking so that safety of the traveling public and welfare of the community are protected.

Implement during the project review process initiated for a zone change request.

Pursuant to Section 65860 of the State Government Code, adopt zoning in conformance with this General Plan amendment during the forthcoming Porterville Area Rezoning Project.

Amend the commercial zoning regulations to provide access controls and parking standards.

The PD (Planned Development) Zone could be applied to areas designated for Heavy Commercial, Community Commercial and Neighborhood Commercial uses.

3. Neighborhood commercial zoning shall be applied to established commercial areas characterized by retail and personal service uses that satisfy the needs of nearby residents for convenience goods and services.

Implementation by way of the Porterville Area Rezoning Project following adoption of General Plan amendment or during the project review process initiated by a zone change request.

4. Neighborhood commercial zoning to provide for future neighborhood commercial services shall be applied to at least two other sites which meet the following criteria and are generally shown on the land use plan map:

Implementation during the project review process initiated during a normal zone change request.

(a) Location with direct access to arterial or collector streets, frontage roads or highways where unlimited commercial uses would not be appropriate or compatible with surrounding residential development.

(b) The maximum size of a future neighborhood commercial area shall be four (4) acres.

5. All new commercial developments shall be in conformance with certain minimum standards to assure that buffers are established along lot lines abutting residential properties.

Amend the commercial zoning regulations to provide buffer standards between commercial and residential zoning.

The PD Combining Zone could be used in combination with commercial zoning in East Porterville to assure that such buffering occurs.

6. Newly developed parking areas in commercial areas shall be landscaped.

Amend the commercial zoning regulations to provide landscaping standards in parking areas.

The PD Combining Zone could be used in combination with commercial zoning in East Porterville to assure that such landscaping occurs.

7. The area bounded by Success Drive, Leggett Street, Date Avenue and Park Street shall be designated heavy commercial. All commercial access shall be limited to Date Avenue and Leggett Street until Success Drive is developed as an arterial.

The PD Combining Zone shall be used in combination with industrial zoning. When a Highway Service Commercial Zone is available, the zoning will be changed but the PD Combining Zone will be retained to ensure that commercial access is limited to Date Avenue and Leggett Street until Success Drive is developed as an arterial.

EAST PORTERVILLE CENTRAL AREA

GOAL IV

PROMOTE A COMMUNITY CENTER FOR EAST PORTERVILLE

Policies

Implementation Measures

1. An East Porterville central community area consisting of public and community commercial uses shall be designated in the vicinity of the Porter Vista Public Utility District office on both sides of Success Drive between Ruth and Connor Streets. This will be an area of local governmental services such as utility district administration as well as community commercial uses oriented toward shopping, personal services, offices and other community commercial activities.

Adoption of zoning that implements this policy. Such zoning can be adopted during the Porterville Rezoning Project subsequent to the adoption of this General Plan amendment. Further refinements in zoning can also be adopted as a result of zone change requests.
2. A community commercial reserve area is designated between Conner and Holcomb Street.

C-2 zoning will be applied to this area when Holcomb Street is extended south to State Highway 190. Until that time, large lot residential zoning shall be applied to the area.
3. Land use development within the central community area shall be closely coordinated to assure an integrated design and a resulting environment of a stable and desirable character.

Mandatory use of the PD (Planned Development) Combining Zone Regulations to encourage innovative and integrated design in land use planning.

LIVESTOCK AND FOWL

GOAL V

ASSURE THAT THE RAISING OF LIVESTOCK AND FOWL WILL BE A COMPATIBLE ACTIVITY IN THE EAST PORTERVILLE PLANNING AREA

Policies

Implementation Measures

1. In East Porterville, the raising of livestock and fowl shall continue to be permitted in accordance with the Tulare County Zoning Ordinance.

Unless otherwise requested by residents, all residential zoning established pursuant to this plan shall be of a type and classification which permits the raising of livestock and fowl for domestic purposes.

Policies

2. Any raising of livestock or fowl which was legally established prior to enactment of residential zoning and which does not comply with the animal raising regulations of the new residential zone may be continued as a legally permitted residential use of land in conformance with the County's zoning laws.

Implementation Policies

Continued implementation and enforcement of the non-conforming use provisions of the Tulare County Zoning Ordinance (Section 15).

F L O O D I N G

GOAL VI

MINIMIZE FLOODING HAZARDS THROUGH
PROPER LAND USE PLANNING AND ZONING

Policies

1. All areas within the State Reclamation Board's Tule River and Porter Slough Designated Floodways shall be zoned in accordance with the County's Flood Plain Management Program.

Implementation Measures

Following adoption of this General Plan amendment, the County Zoning Map will be amended to designate as F-1 (Primary Flood Plain Zone) all areas within the Designated Floodway.

The F-1 Zone will not be applicable, however, for any existing buildings in the Designated Floodway. In such cases, the building and a reasonable area around such a building shall be placed in the F-2 (Secondary Flood Plain) Combining Zone. The base zoning in combination with such F-2 combining zoning shall be that which conforms to the nearest land use designation outside the Designated Floodway.

2. Construction within the Special Flood Hazard area established by the Flood Hazard Boundary Maps of the National Flood Insurance Program and shall be regulated in accordance with the requirements of the Federal Emergency Management Agency.

Assure that the County Flood Control District Engineer has input in the design review process for private projects within such areas.

At such time as flood insurance Rate Maps are certified by the Federal Government for the East Porterville Area, adopt and implement additional flood protection regulations as may be necessary.

Policies

Implementation Policies

3. Storm water drainage improvements shall be required in conjunction with new development which conforms to the recommendations of the Tulare County Public Works Department and the Tulare County Flood Control District.

Implementation by way of the project review phase of a subdivision map. Such drainage improvements shall be coordinated with existing or planned improvements on adjacent properties.

T U L E R I V E R R I P A R I A N H A B I T A T

GOAL VII

PRESERVE THE REMAINING TULE RIVER
RIPARIAN HABITAT WHERE FEASIBLE

Policies:

Implementation Measures

1. Designated floodway regulations shall be used to protect the major portion of the remaining Tule River riparian habitat in the East Porterville planning area.
2. If riparian trees or shrubs exist on the site of a proposed development project, the project shall be designed in a manner that will protect such vegetation to the maximum extent possible.

Amend the Tulare Zoning Map by classifying properties within the Tule River Designated Floodway in the F-1 (Primary Flood Plain) Zone and F-2 (Secondary Flood Plain) Combining Zone.

Applicants for private projects should show the location of riparian vegetation on the preliminary project plans.

During the project review process, care will be taken to assure that site development plans are adjusted to avoid unnecessary removal of riparian vegetation and habitat.

A F F O R D A B L E H O U S I N G

GOAL VIII

PROMOTE THE AVAILABILITY OF AFFORDABLE
HOUSING IN EAST PORTERVILLE

Policy

Implementation Measures

1. Mobilehomes shall be allowed as an alternate land use on all residentially designated lots or parcels in the East Porterville planning area.

Application of the M (Special Mobilehome) Zone to the County Zoning Map.

Policy

Implementation Measures

2. To encourage affordable housing, a residential density bonus may be approved that will allow residential densities in excess of those designated for the project site by the Plan if projects contain housing for persons and families of low or moderate income in accordance with Sections 65915 et. seq. of the Government Code of the State of California.

3. In order to encourage affordable rental units, high-density residential uses may be appropriate in areas designated "Low-density residential (two to seven dwelling units per acre)" provided the following criteria are met:
 - a. adequate sewer, domestic water and fire flow services shall be readily available to the proposed high-density residential uses,
 - b. the proposed high-density residential use has frontage on and direct access to an arterial, a proposed arterial, a collector and/or a proposed collector, and/or
 - c. the high-density residential use is appropriate to provide a buffer area between commercial areas and low-density residential uses.

4. High-density residential uses legally existing prior to the adoption of General Plan Amendment GPA 82-04 are consistent with the Tulare County General Plan as amended by said amendment.

Approval of a density bonus may occur during the project review phase of a subdivision map.

Application of R-2 or R-3 zoning to qualifying sites upon application.

Implement by way of the Porterville Area Rezoning Project or upon request following adoption of this General Plan Amendment. (Note: Examples of such existing high-density residential uses can be found at the southwest corner of Springville Avenue and Doyle Street and on property roughly bound by the Porter Slough Designated Floodway, the extensions of Tulsa and Rocky Hill Streets and Success Drive.)

NON - CONFORMING USES

GOAL IX

ASSURE THAT THIS GENERAL PLAN AMENDMENT WILL NOT PROHIBIT THE MAINTENANCE OF NON-CONFORMING USES LEGALLY ESTABLISHED UNDER THE TULARE COUNTY ZONING ORDINANCE

Policies

1. The Tulare County General Plan's Policy Statement adopted as General Plan Amendment GPA 74-1B may be applied to non-conforming uses if legally established in the A-1 (Agricultural) Zone prior to January 11, 1973.
2. If a legally existing land use does not conform to this amendment, the use and a reasonable area around the use may be zoned to a conforming zone if it is determined that the use is not adverse to the public health, safety and welfare, or harmful to the environment.

Implementation Measures

Implementation by way of the Porterville Area Rezoning Project and by way of normal zone change requests following adoption of this General Plan amendment.

Implementation by way of the Porterville Area Rezoning Project and during the normal zone change requests following adoption of this General Plan Amendment.

CIRCULATION

GOAL X

PROMOTE EFFICIENT AND SAFE CIRCULATION OF MOTOR VEHICLES WITHIN THE EAST PORTERVILLE PLANNING AREA

Policies

1. Future roads or road extensions in the planning area shall be planned in accordance with the East Porterville Circulation Plan Map and/or other plans approved by the Tulare County Board of Supervisors.

Implementation Measures

Amend the County Select System Plan to conform with the East Porterville Plan.

Assure that rights-of-way and street improvements in conjunction with private projects are in conformance with the Circulation Plan during the project review process.

Policies

Implementation Measures

2. Urban land use projects shall be approved only if adequate access for emergency vehicles can be provided.

Assure that the Fire Warden and Sheriff's Department have the opportunity to make recommendations regarding a project during the project review process.
3. Bicycle lanes may be established along East Porterville planning area rights-of-way when deemed to be in the public interest by the Tulare County Board of Supervisors.

Implementation through the project review process.
4. To facilitate improved north-south circulation in East Porterville, Holcomb Street shall be designated as an "Arterial" from Olive Avenue south to Crabtree Avenue and as a "Proposed Arterial" from Crabtree Avenue south to State Highway 190 and Road 265.

Holcomb Street south across the Tule River shall be developed in accordance with the standards of the Circulation Plan during the project review phase of discretionary projects.
5. Date Avenue between Main Street and Success Drive, and Springville Avenue from Success Drive eastward to where it crosses the Porter Vista Public Utility District Boundary shall be designated and improved as collectors, but shall act as arterials until those portions of Success Drive designated "Proposed Arterial" are improved.

Adoption of discretionary project conditions of approval requiring these street segments to be improved to collector standards.

Amendment of the Tulare County Select System Plan to conform with the circulation plan for East Porterville.
6. Success Drive shall be developed to arterial standards to improve east-west circulation in East Porterville.

Adoption of discretionary project conditions of approval requiring the improvement of Success Drive to arterial standards.

Amendment of the Tulare County Select System Plan to conform with the circulation plan for East Porterville.

ARCHAEOLOGY

GOAL XI

ENCOURAGE PROTECTION OF ARCHAEOLOGICAL RESOURCES IN THE EAST PORTERVILLE PLANNING AREA

Policies

Implementation Measures

1. Unless it is readily apparent that the project will not have any measurable impact on archaeological resources, all discretionary project proposals shall be referred to the Area Archaeological Site Survey Office.
 2. If during the project review phase it is discovered that an archaeological site will be disrupted by a project, appropriate conditions of project approval shall be adopted that require archaeological surveys, studies and/or protection measures.
- Assure that the Area Archeological Survey Office has the opportunity to make recommendations regarding a project within the described area during the project review phase of the development.
- Implementation measures will be developed on a case by case basis following report and recommendations by a qualified archaeologist. Examples of implementation measures range from avoidance requirements (open space easements) to full excavation of archaeological resources.

COUNTY - CITY COOPERATION

GOAL XII

COORDINATE TULARE COUNTY LAND USE AND CIRCULATION PLANNING WITH THAT OF THE CITY OF PORTERVILLE

Policies

Implementation Measures

1. The Recommendations of the city of Porterville shall be secured prior to making any major East Porterville land use and circulation decisions.
 2. The consistency of all East Porterville land use and circulation decisions with the city of Porterville General Plan shall be determined prior to making such decisions.
- The city of Porterville will be contacted for recommendations whenever a major discretionary project is under consideration in the area.
- The city of Porterville's comments received during the Planning Commission's or Board of Supervisors' public hearings for discretionary projects shall be considered before a decision is rendered on such projects.

ZONING COMPATIBILITY MATRIX

X denotes the zones that are compatible with the land use designations

| Designations | Open Space, Recreation/ Agricultural | RESIDENTIAL | | | Neighbor- hood Commercial | Potential Future Neighbor- hood Commercial | Community Commercial | Community Commercial Reserve ¹ | Heavy Commer- cial | Indus- trial | Public/ Quasi Public | Desig- nated Flood- way |
|-----------------------------|--|----------------|-------------------|-----------------|---------------------------------|--|-------------------------|---|--------------------------|-----------------|----------------------------|----------------------------------|
| | | Low Density | Medium Density | High Density | | | | | | | | |
| <u>Zoning</u> | | | | | | | | | | | | |
| AE-20 | X | | | | | | | | | | X | |
| R-A-20 | | X | | | | | | X | | | X | |
| R-O-20 | | X | | | | | | X | | | X | |
| R-1-20 | | X | | | | | | X | | | X | |
| R-A | | X | | | | | | | | | X | |
| R-1 | | X | | | | | | | | | X | |
| R-2 | | | X | | | | | | | | X | |
| R-3 | | | | X | | | | | | | X | |
| C-1 | | | | | X | X | | | | | X | |
| C-2 | | | | | | | X | | | | X | |
| M-1 | | | | | | | | | X* | X | X | |
| M-2 | | | | | | | | | | X | X | |
| F-1 | | | | | | | | | | | | X |
| F-2 | | | | | | | | | | | | X |
| M (Special Mobilehome) | | X | | | | | | X | | | | |
| PD (Planned Development) | | X | X | X | X | X | X | | X | X | | |
| SC | | | | | X | | X | | X | X | X | |

* Temporary until a C-4 (Heavy Commercial) Zone is included in the County Zoning Ordinance.

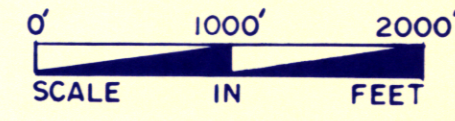
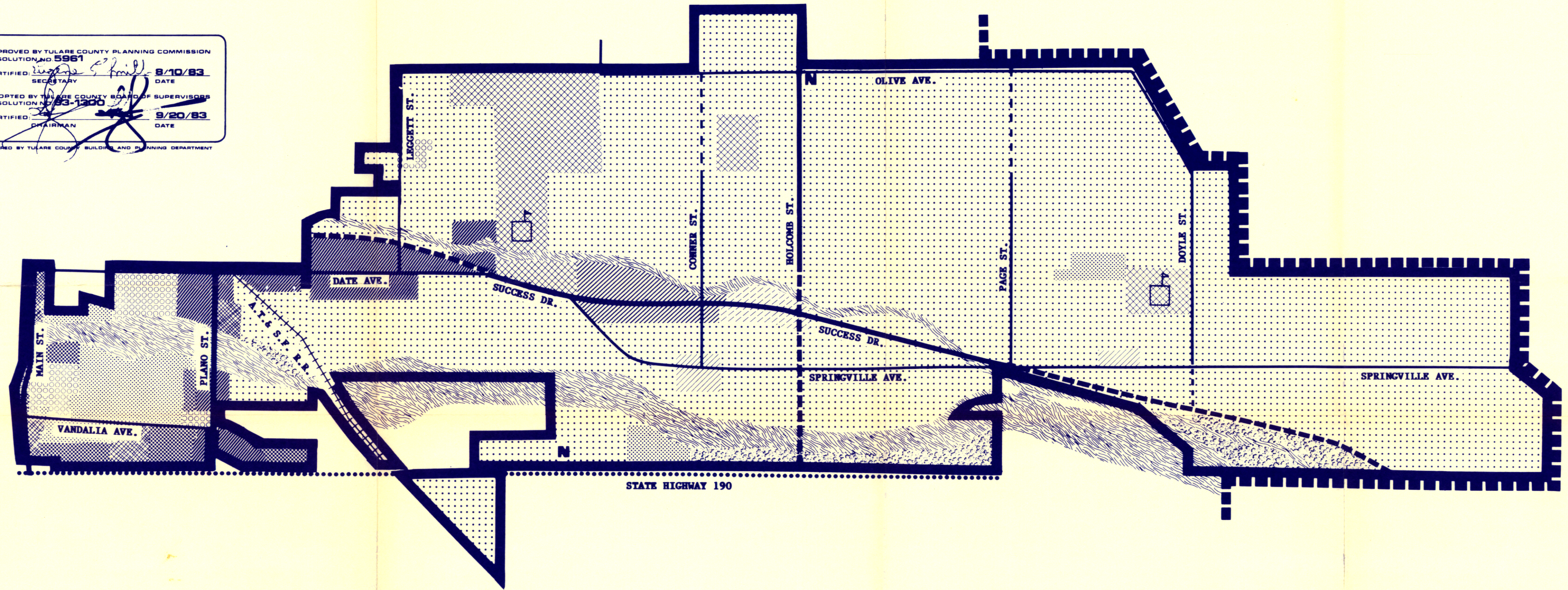
1) The area shown for Community Commercial Reserve will be zoned C-2 when Holcomb Street is extended south to Highway 190 and until that time shall be placed in a large lot residential zone.



○ EAST PORTERVILLE ○

TULARE COUNTY GENERAL PLAN
LAND USE, CIRCULATION AND
URBAN BOUNDARIES ELEMENTS
AMENDMENT 82-04

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 5961
CERTIFIED: *[Signature]* 9/10/83
SECRETARY DATE
ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 83-1300
CERTIFIED: *[Signature]* 9/20/83
CHAIRMAN DATE
PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



- | | | | |
|--|--|--|--------------------------------------|
| | OPEN SPACE, RECREATION/AGRICULTURE | | INDUSTRIAL |
| | LOW DENSITY RESIDENTIAL (2-7 D.U. PER ACRE) | | PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL (8-14 D.U. PER ACRE) | | DESIGNATED FLOODWAY |
| | HIGH DENSITY RESIDENTIAL (15-30 D.U. PER ACRE) | | INCORPORATED AREAS |
| | NEIGHBORHOOD COMMERCIAL | | COLLECTOR |
| | FUTURE NEIGHBORHOOD COMMERCIAL | | PROPOSED COLLECTOR |
| | COMMUNITY COMMERCIAL | | ARTERIAL |
| | COMMUNITY COMMERCIAL RESERVE | | PROPOSED ARTERIAL |
| | HEAVY COMMERCIAL | | EXPRESSWAY |
| | | | PORTER VISTA PUBLIC UTILITY DISTRICT |
| | | | PORTERVILLE URBAN AREA BOUNDARY |

