

AMENDMENT 80-2

**MODIFICATION OF THE TULARE
URBAN AREA BOUNDARY,
LAND USE AND
CIRCULATION ELEMENT, AND
MOONEY BOULEVARD
CORRIDOR CONCEPTS PLAN**



Approved: Tulare County Planning Commission
Resolution 5415 - March 12, 1980

Adopted: Tulare County Board of Supervisors
Resolution 80-630 - March 18, 1980

AMENDMENT TO THE
TULARE COUNTY AREA GENERAL PLAN
- URBAN BOUNDARIES AND LAND USE ELEMENT -
TULARE
GPA 80-2

I. INTRODUCTION

This document amends the Urban Boundaries Element and the Land Use Element of the Tulare County Area General Plan by modifying the Urban Area Boundary, Urban Improvement Area, and Land Use designations as shown on the Land Use Plan (map Exhibit "A") and Mooney Corridor Concepts Plan.

The Tulare Land Use Plan, adopted by the Tulare City Council on September 18, 1979, is hereby made a part of this amendment, except as noted herein.

The County Plan retains the following from the 1966 adopted County Land Use Plan for the Tulare Area:

- Circulation system
- Existing and proposed school sites
- Airport location
- Sewer plant location
- Tagus Ranch Commercial Area

II. SUPERSEDURE

This amendment supersedes the adopted 1974 Urban Area Boundary and Urban Improvement Area for the City of Tulare.

It has been determined that none of the changes are substantive enough in nature to require the text or tables contained in the Urban Boundaries Element to be modified. All policies and other general information contained in the adopted Urban Boundaries Element still apply.

This amendment also supersedes the Tulare County Area General Plan - Tulare Area, adopted by the Tulare County Board of Supervisors on July 19, 1966.

The County recognizes that some conflicts may exist between this amendment and the "Land Use Plan" as adopted by the City of Tulare. Where such conflicts do exist, the Tulare County Area General Plan, as amended, will prevail for the unincorporated areas within the Tulare Urban Area.

III. MODIFICATION TO ADOPTED ELEMENTS

1974 Urban Boundary Element

1. The existing northeast Urban Area Boundary be relocated from its present location 1320 feet east of Mooney Boulevard between Avenue 264 or Liberty Avenue and Avenue 248 or Cartmill Avenue to 2,640 feet east of Mooney Boulevard.

2. The existing southeast Urban Area Boundary be relocated from its present location 1320 feet south of Avenue 216 or Paige Avenue (if extended eastward) and its present location along the center line of Section 24 to coincide with the swamp and overflow lines and property lines.
3. The existing northwest Urban Area Boundary be relocated from its present location along State Highway 99 north of Avenue 256 or Oakdale Avenue to 2,640 feet east of Road 100 and from Avenue 264 south 5,280 feet to Avenue 256 or Oakdale Avenue.

The overall effect of including the two inclusion areas (totalling 514 acres) and excluding the exclusion area (totalling 763 acres) is to reduce the total acreage within the Tulare Urban Area by 249 acres for a new Urban Area totalling 20,071 acres.

1979 Land Use Element adopted by City of Tulare

The land use designations in the Land Use Plan, adopted by the City of Tulare, are hereby incorporated as a part of this amendment with the following exceptions:

1. Industrial is designated for the property south of Inyo Avenue and west of the prolongation of Enterprise Street (Road 84) replacing the Agricultural designation.
2. Industrial, Multiple Density Residential and Low Density Residential is designated for the properties north of Inyo Avenue from the Tulare City Limits on the east to the Atchison, Topeka, and Santa Fe Railroad on the northwest, replacing the Agricultural designation.
3. The Mooney Boulevard Corridor Concepts Plan containing guidelines and standards for development replaces the Agricultural designation along Mooney Boulevard between Liberty Avenue and Tulare Avenue except for the existing winery which will retain its Industrial designation.
4. Agriculture is designated for the area northeast and southeast of the intersection of Avenue 248 (Cartmill Avenue) and State Highway 99 replacing an Industrial designation.
5. Agriculture is designated for the area south of Avenue 216 (Paige Avenue) east and west of Laspina Avenue replacing the Commercial and Industrial designations.
6. Industrial is designated for the 350' wide parcel adjacent to the western city limits line, between Tulare Avenue and the Atchison, Topeka and Santa Fe Railroad replacing the Agricultural designation.
7. Agriculture is designated for the area at the northeast corner of Paige Avenue and Pratt Street replacing the Low Density Residential designation.
8. Low Density Residential is designated at the southeast corner of Bardsley Avenue and State Highway 99 replacing the Multiple Density Residential designation.

9. Low Density Residential is designated at the southeast corner of Enterprise Street and Alpine Avenue, 300' x 1320' in size, replacing the Agricultural designation.
10. Agriculture is designated for a 200' x 3960' area located 1320 feet south of Inyo Avenue between West Street on the east and the southerly extension of Haven Street on the west, replacing the Low Density Residential designation.
11. Industrial is designated for the area at the southwest corner of Paige Avenue and "I" Street replacing the Agricultural designation.
12. The Commercial designation at the intersection of Avenue 264 (Liberty Avenue) and State Highway 99 is reduced to reflect only the existing commercial development and the interchange islands.
13. The area between the Tulare Airport and Paige Avenue east and west of Laspina Street is proposed for an "Agri-Business Center and Support Facilities" rather than an Industrial Commercial and Residential designation under the Tulare City Plan.
14. The area between "J" Street and Highway 99 Freeway south of Oakdale Avenue, owned by the Tulare Cemetery District, be designated "Future Cemetery Site".
15. Agriculture is designated for the area approximately 2,640 feet wide west of the Oakmore Street alignment between Cartmill Avenue and a line 2,640 feet south of and parallel to Bardsley Avenue replacing the Large Lot Development designation, except for the following locations, which are to remain designated Large Lot Development:
 1. The area west of Oakmore Street approximately 1,320 feet in width, beginning 1,320 feet south of the Tulare-Lindsay Highway (Avenue 232) and continuing south for 2,640 feet; containing 80 acres.
 2. The area between Morrison Street and the east Urban Area Boundary line, north of the Tulare-Lindsay Highway for a depth of approximately 2,200 feet and containing 112 acres.
 3. The area north of Prosperity Avenue between Oakmore Street and the Atchison, Topeka, and Santa Fe Railroad, containing 62 acres.

IV. IMPLEMENTATION STRATEGIES

To implement the proposed Land Use Plan, the following existing and proposed zones shown on the Zoning Compatibility Matrix Table could be used for the unincorporated areas within the Tulare Urban Area. The designated Commercial area along "J" Street is intended as a Service Commercial area and will eventually be implemented by a "C-3" (Service Commercial) zone.

Zoning Compatibility Matrix Table

(See page 4)

Mooney Boulevard Corridor Area

The objectives, plans and policies of the Mooney Boulevard Corridor Concepts Plan as adopted are incorporated in this amendment. Two changes in the Plan are proposed and are as follows: (1) delete the area east of Blackstone Street 2,640 feet wide between Liberty Avenue and Cartmill Avenue; (2) add the area west of Mooney Boulevard 2,640 feet wide between Cartmill Avenue and Prosperity Avenue. The winery located in this area is excluded and will retain the Industrial designation. Modifications to the Plan ensure uniform design controls for both sides of Mooney Boulevard within the Urban Area of Tulare.

Tagus Ranch Area

A commercial node is designated at the intersection of Avenue 264 (Liberty Avenue) east of Highway 99 for the existing commercial development at Tagus Ranch. Historically, this area has been utilized for commercial uses.

Unincorporated Areas

All areas shown for Agriculture between the city limits of Tulare and the Urban Area Boundary should be zoned to a Large Lot Agricultural designation (AE-20). The AE-20 zoning will hold the land in large enough parcels that urban development in the future can be accomplished yet allow a full range of agricultural uses in the interim.

Such large lot agricultural zones can also be utilized as a holding zone in unincorporated areas planned for other use, until such time that community facilities, such as sewer, water, police and fire protection are readily available. However, as noted in the attached Zoning Compatibility Matrix, it is not the intent of this plan to require implementation of such large lot agricultural zoning uniformly to all unincorporated properties within the planning area.

Agri-Business Center Area

To develop the area for this type of use, the full range of municipal services and facilities are needed. The City proposes to annex this area prior to its development so that community facilities can be made available. As long as the area is undeveloped, a zoning designation (AE-20 or AE-40) should be utilized as a holding zone until the necessary municipal services are available and the area is annexed to the City of Tulare.

Spheres of Influence

The change in the Urban Area Boundary will necessitate review by the Local Agency Formation Commission. Policy A-8 of the Urban Boundaries Element states:

"Urban Area Boundaries and Spheres of Influence as administered by the Local Agency Formation Commission should be consistent at all times insofar as it is administratively feasible to do so. . ."

Consequently, this amendment carries with it the recommendation that the matter of revisions to the Tulare Sphere of Influence be brought before the Local Agency Formation Commission at the earliest date.

However, it should be noted that this amendment in no way obligates the Local Agency Formation Commission to revise the Sphere of Influence.

ZONING COMPATIBILITY MATRIX TABLE

EXISTING ZONES	RESIDENTIAL			COMMERCIAL		INDUSTRIAL	PUBLIC FACILITIES		OTHER	
	LARGE LOT DEVELOPMENT 1 - 5 ACRES PER LOT	LOW DENSITY RESIDENTIAL 2 - 7 UNITS PER ACRE	MULTIPLE DENSITY RESIDENTIAL 7 - 29 UNITS PER ACRE	GENERAL	SERVICE	GENERAL	SCHOOLS PARKS OPEN SPACE	AIRPORT & WASTE WATER TREATMENT PLANT	RECREATION	AGRICULTURE
R-A (1)		X					X		X	
R-A-43	X						X		X	
R-A-100	X						X		X	
R-A-217	X						X		X	X
AE-20	X*	X*	X*	X	X	X	X	X	X	X
AE-40	X*	X*	X*	X	X	X	X	X	X	X
R-0 (Single Family Estate)		X								
R-1(1)		X					X			
R-3			X				X			
C-2				X	X(2)		X			
M-1					X(2)	X(3)	X	X		
M-2						X(3)		X		
PROPOSED ZONES										
C-H (Highway Commercial)				X	X					
C-3 (Service Commercial)					X					
M-1X Exclusive Light Manufacturing)						X				
M-2X Exclusive Heavy Manufacturing)						X				
PUHC (Planned Unit Highway Corridor)		X	(MOONEY BOULEVARD CORRIDOR AREA ONLY) X	X	X	X	X		X	

- (1) Includes M-Overlay Zone in conformance with County Mobilehome Policy.
- (2) Temporary until a C-3 (Service Commercial) Zone is included in the County Zoning Ordinance.
- (3) Temporary until a M-1X (Exclusive Light Manufacturing Zone) and M-2X (Exclusive Heavy Manufacturing Zone) are included in the County Zoning Ordinance.

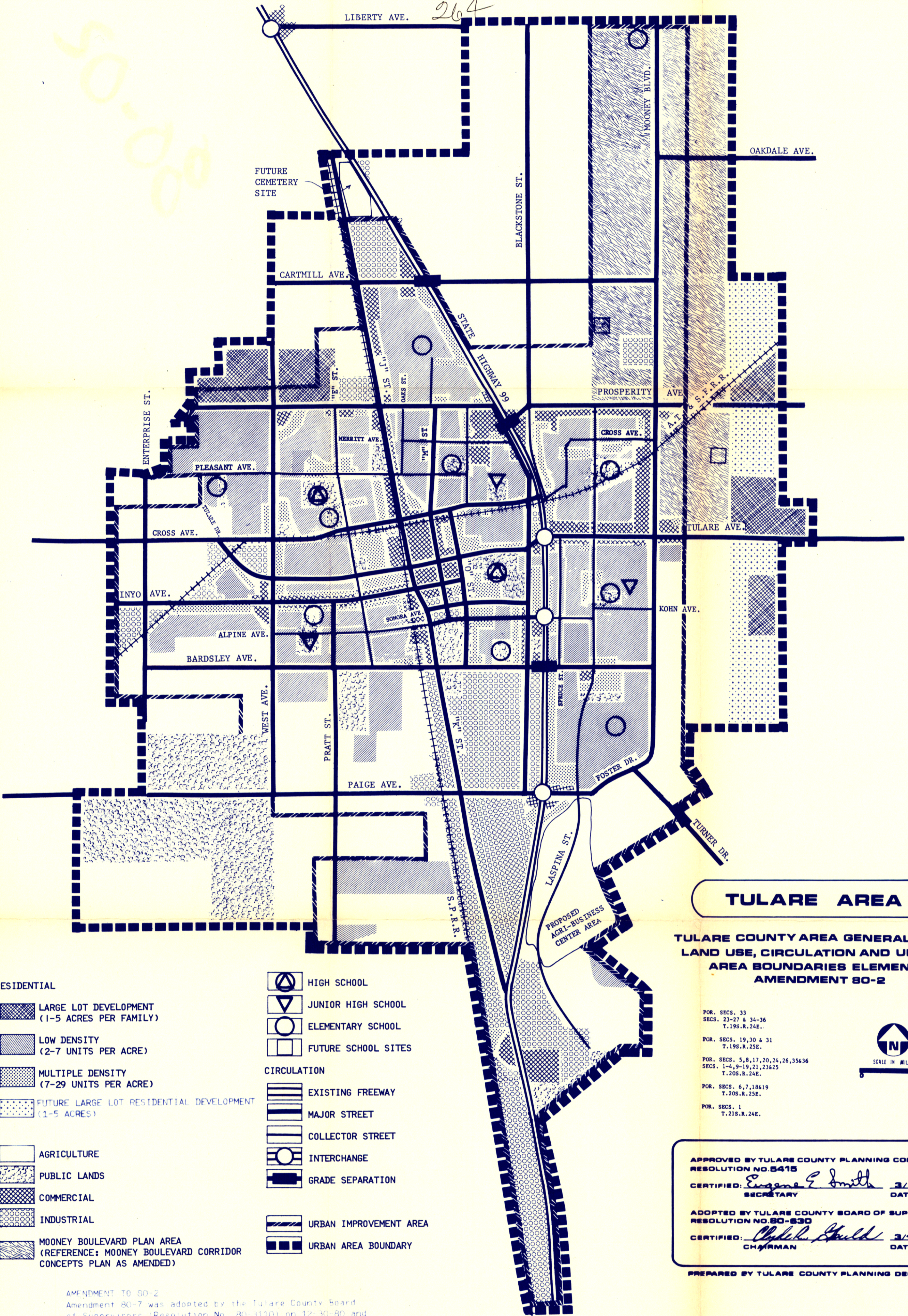
* Temporary until such times that services are available

Note: Mooney Boulevard Corridor Concepts Plan will be zoned AE-20 until such time that a PUHC (Planned Unit Highway Corridor Zone) is included in the Tulare County Zoning Ordinance.

Prepared by: Tulare County Planning Department, January 1980.

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RESIDENTIAL

- LARGE LOT DEVELOPMENT (1-5 ACRES PER FAMILY)
- LOW DENSITY (2-7 UNITS PER ACRE)
- MULTIPLE DENSITY (7-29 UNITS PER ACRE)
- FUTURE LARGE LOT RESIDENTIAL DEVELOPMENT (1-5 ACRES)
- AGRICULTURE
- PUBLIC LANDS
- COMMERCIAL
- INDUSTRIAL
- MOONEY BOULEVARD PLAN AREA (REFERENCE: MOONEY BOULEVARD CORRIDOR CONCEPTS PLAN AS AMENDED)

- HIGH SCHOOL
 - JUNIOR HIGH SCHOOL
 - ELEMENTARY SCHOOL
 - FUTURE SCHOOL SITES
- CIRCULATION**
- EXISTING FREEWAY
 - MAJOR STREET
 - COLLECTOR STREET
 - INTERCHANGE
 - GRADE SEPARATION

- URBAN IMPROVEMENT AREA
- URBAN AREA BOUNDARY

TULARE AREA

**TULARE COUNTY AREA GENERAL PLAN
LAND USE, CIRCULATION AND URBAN
AREA BOUNDARIES ELEMENTS
AMENDMENT 80-2**

POR. SECS. 33
SECS. 23-27 & 34-36
T.19S.R.24E.

POR. SECS. 19, 30 & 31
T.19S.R.25E.

POR. SECS. 5, 8, 17, 20, 24, 26, 35&36
SECS. 1-4, 9-19, 21, 23&25
T.20S.R.24E.

POR. SECS. 6, 7, 18&19
T.20S.R.25E.

POR. SECS. 1
T.21S.R.24E.



APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 5415

CERTIFIED: *Eugene E. Smith* 3/18/80
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 80-830

CERTIFIED: *Charles E. Gould* 3/18/80
CHAIRMAN DATE

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT

AMENDMENT TO 80-2
Amendment 80-7 was adopted by the Tulare County Board of Supervisors (Resolution No. 80-110) on 12-30-80 and is incorporated on this map. Amendment 80-7 (Resolution No. 5582) was reviewed by the Tulare County Planning Commission on 11-26-80.

