

AMENDMENT GPA 06-004

**VISALIA AREA
LAND USE PLAN**

Approved & Adopted:

Tulare County Board of Supervisors

Resolution No. 2007-0829A – December 11, 2007

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE AND URBAN BOUNDARIES ELEMENT
VISALIA
GPA 06-004**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by changing the land use designation on approximately five acres of land from “Rural Residential” to “Local Retail.”

II. BACKGROUND

The County amended the Visalia Urban Development Boundaries for Visalia, Patterson Tract and Goshen with GPA 92-07 (A), adopted January 3, 1995. The subject site was designated “Rural Residential” with GPA 92-07 (B/C), which reflected land use designations in Visalia’s 2020 Plan and was adopted by the Board of Supervisors on April 23, 1996. On May 2, 2006, the Board of Supervisors authorized the applicants, Seng and Nina Saephan, to submit a request for a General Plan Amendment and subsequent Change of Zone on the 4.71-acre site. This amendment is a result of approval by the Board of Supervisors of that application.

The general plan amendment request is being made to allow the approximate 5-acre site to be a local retail center.

III. SUPERSEDURE

This plan amendment supersedes the Visalia Area Land Use Plan, as amended in 1996, insofar as General Plan Land Use Designations are concerned, for the approximate 5-acre site. No other map changes are hereby made to the Visalia Area Land Use Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately five acres located on the northwest corner of State Highway 63 (Road 124) and Avenue 322, north of Visalia, from “Rural Residential” to “Local Retail.”

V. POLICIES

There are no specific policies in the Visalia Area Land Use Plan that are modified by this amendment. All policies in the Visalia Area Land Use Plan

pertaining to local retail are hereby applicable to the five acres subject to the amendment.

VI. REVIEW AND REVISION

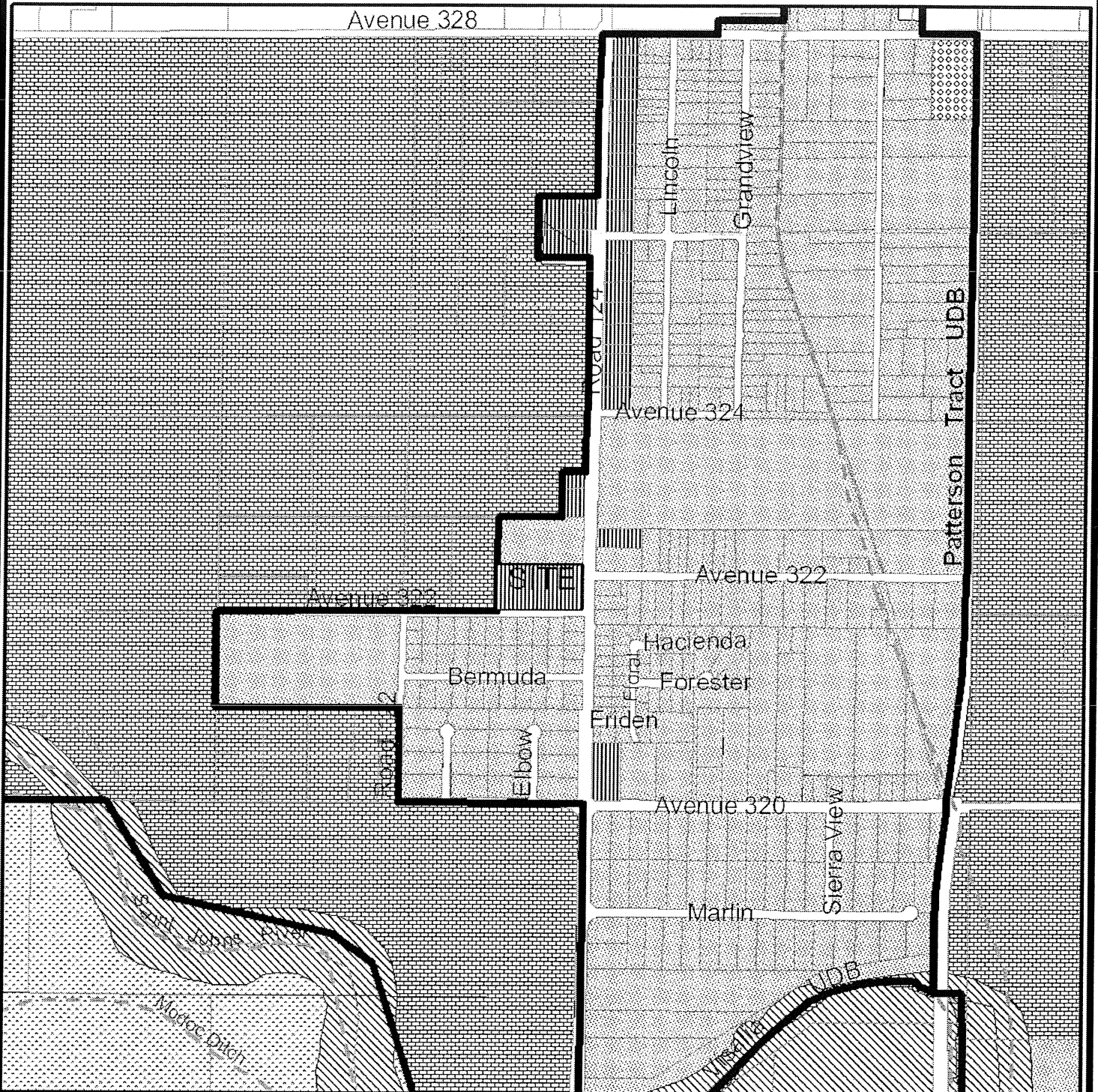
General Plan land use designations and urban boundaries are subject to periodic review.

VII. IMPLEMENTATION

Concurrent with this general plan amendment, C-1-SR (Neighborhood Commercial-Site Review Combining) zoning to implement the land use designation will be applied to the site, as adopted by the Board of Supervisors in Resolution No. 2007-0829, Ordinance No. 3354. (Reference Case No. PZ 06-006.)



Land Use Map for GPA 06-004



Owner: SAEPHAN NINA & SENG
 Address: 2530 E FOUR CREEKS CT
 City, State ZIP: VISALIA CA 93292

Assessors Parcel # 078080016

500 0 500 1000 1500 2000 Feet



- Urban Development Boundary
- Waterways
- County of Tulare General Plan 92-007B/C
- Agriculture
- Agriculture (Described as Conservation in Visalia 2020 Plan)
- Industrial
- Local Retail
- Planned Residential
- Rural Residential

LAND USE

- OCCUPIED DWELLING
- VACANT DWELLING
- OCCUPIED MOBILE HOME
- VACANT MOBILE HOME
- TRAVEL TRAILER
- (AS LABELED)