

**AMENDMENT 74-1A:**

**NORTHEAST VISALIA  
LAND USE AND  
CIRCULATION PLAN**



Prepared by Tulare County Planning Department

Adopted: Tulare County Planning Commission  
Resolution 4043 - January 9, 1974

Adopted: Tulare County Board of Supervisors  
Resolution 74-1126 - April 9, 1974

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GENERAL PLAN AMENDMENT 74-1A  
AMENDMENT TO THE TULARE COUNTY AREA  
GENERAL PLAN - LAND USE AND CIRCULATION  
ELEMENTS - NORTHEAST VISALIA AREA

I. INTRODUCTION

This document amends the Land Use and Circulation Element of the General Plan of Tulare County-Visalia Area, for approximately 580 acres, in order to allow residential development on parcels of 100,000 square feet or more in size and to provide for public access to future development. The area under consideration is located north of the St. John's River, east and west of Ben Maddox Way, northeast of the City of Visalia.

Revisions in the A-1 (Agricultural) Zone have resulted in a number of requests for rural residential zoning in the Visalia Area. Prior to these revisions, lots as small as one acre in size were permissible, with independent sewer and water systems, in almost any part of the County. The minimum acreage requirement in the A-1 Zone, which covers the bulk of Tulare County, is now five acres. In recent years rural residential developments have occurred in a scattered pattern across the agricultural landscape of Tulare County. The Planning Department had no tools for controlling such development, and it was possible for rural residential lots to be created in such diverse locations as adjacent to city limits or in areas devoted exclusively to agriculture.

In June, 1973, the Planning Staff was directed by the Board of Supervisors to prepare a development plan for the plan area. The original plan was based on a minimum parcel size of 43,000 square feet and included a road design that would adequately serve the area. In addition to the residential development, the plan designates that area adjacent to and within the St. John's River to be used for common open space and recreation.

On November 14, 1973, the Planning Commission reviewed the Staff proposal for this area based on a 43,000 square foot minimum parcel size. The majority of the residents from the area, present at the meeting, felt that the one acre minimum parcel size was too small and that further review of the proposal by the Commission and citizens was necessary. The Commission agreed and scheduled an adjourned meeting for November 19, 1973, to allow additional input by property owners in the area that were unable to attend the day meeting.

After completion of the discussion on November 19, 1973, the development plan was returned to the Staff for a redesign, based on a 2 to 2-1/2 acre parcel size, reflecting the desires of a majority of those present at the meeting. The revised area plan was reviewed by the Planning Commission at its January 9, 1974 meeting and subsequently approved.

II. BACKGROUND INFORMATION

A. Existing General Plan Elements

The 1963 General Plan, as amended, designates most of the plan area as Agriculture and a small portion as Residential Reserve. The Open Space Plan depicts this area as Urban Expansion. The Water and Liquid Waste Management Plan shows the properties as not being within an area appropriate for future expansion of community services. The area is within Visalia's Urban Area Boundary.

B. Zoning and Land Use

The plan area is zoned Interim AE-80 (Exclusive Agriculture-minimum parcel size 80 acres). Properties to the north and east are zoned A-1 (Agricultural). The properties to the south and west are zoned AE (Exclusive Agricultural).

Much of the plan area has developed in recent years with residential uses on parcels ranging from 1 to 3 acres in size interspersed among agricultural uses on larger parcels. In addition, there are three commercial uses and a U.S.D.A. testing station within the plan area. Surrounding properties are predominantly agricultural in character. The St. John's River runs along the south and west edge of the plan area.

C. Flooding

According to the Government Code, Section 65302 (a), "a land use element shall identify areas which are subject to flooding...." The Army Corps of Engineers Flood Plain Information Report shows the river channel and area easterly and northerly to the Uphill Ditch is subject to overflow. The northerly and northeasterly portion of the plan area is shown as subject to sheet-flow. The balance of the area is designated as not subject to flooding.

A number of parcel breakdowns have already occurred in this area through the lot split and parcel map procedures. Lots approved in this area range from 1 to 5 acres in size and are being sold as small ranchettes. From February 1971 to date, there have been a total of 35 lots created through lot split and parcel map procedure in the plan area.

In 1971, a request was made to change the then existing A-1 (Agricultural) Zone to R-A-100 (Rural Residential with 2-1/2 acre minimum parcel size) Zone. This change of zone was subsequently denied. In June of 1973, the Board of Supervisors replaced A-1 Zoning in this area with Interim AE-80 and ordered that a study be undertaken.

The Pratt Subdivision on the west side of Ben Maddox Way, was created in 1912. In 1940, lots 12 and 13 of this Subdivision were resubdivided into 14 lots under the name Riverside Subdivision. These lots contain slightly less than 1 acre each. A majority of the lots in this subdivision are under one ownership; however, they could be sold at any time as individual units.

### III PLAN ASSUMPTIONS

Rural Residential activity (lots in the 1 to 5 acre category) should be confined to areas within Urban Area Boundaries as adopted by the Board of Supervisors. Exceptions to this policy should be considered only when such activity is the logical extension of an existing viable rural service center or unincorporated community. Specific areas within the Urban Area Boundaries should be identified for this type of activity rather than allowing it to occur in a haphazard unplanned fashion.

Those specific areas selected for rural residential activity should be beyond the 20 year projection for community sewer and water service as set forth in the County's Water and Liquid Waste Management Plan. This would assure a minimum of conflict between community sewer and water dependent land uses and land uses which do not require such services. This arrangement should result in the most efficient and economic use of land and resources.

Lots 100,000 square feet and larger are capable of supporting independent sewer and water systems, thus being permissible under current County and

State regulations. The St. John's River acts as a natural barrier to extension of community services. The presence of the River between existing intensive urban development and the plan area should help preserve the rural residential character of the area.

The existing rural residential activity already located in the plan area will provide a nucleus from which the proposed rural residential activity can extend outward in a logical and orderly fashion.

The adoption of a plan specifying an area for rural residential development will act to remove the pressure for similar development in other areas within the Visalia region. It will provide an alternative location to those individuals seeking rural residential homesites.

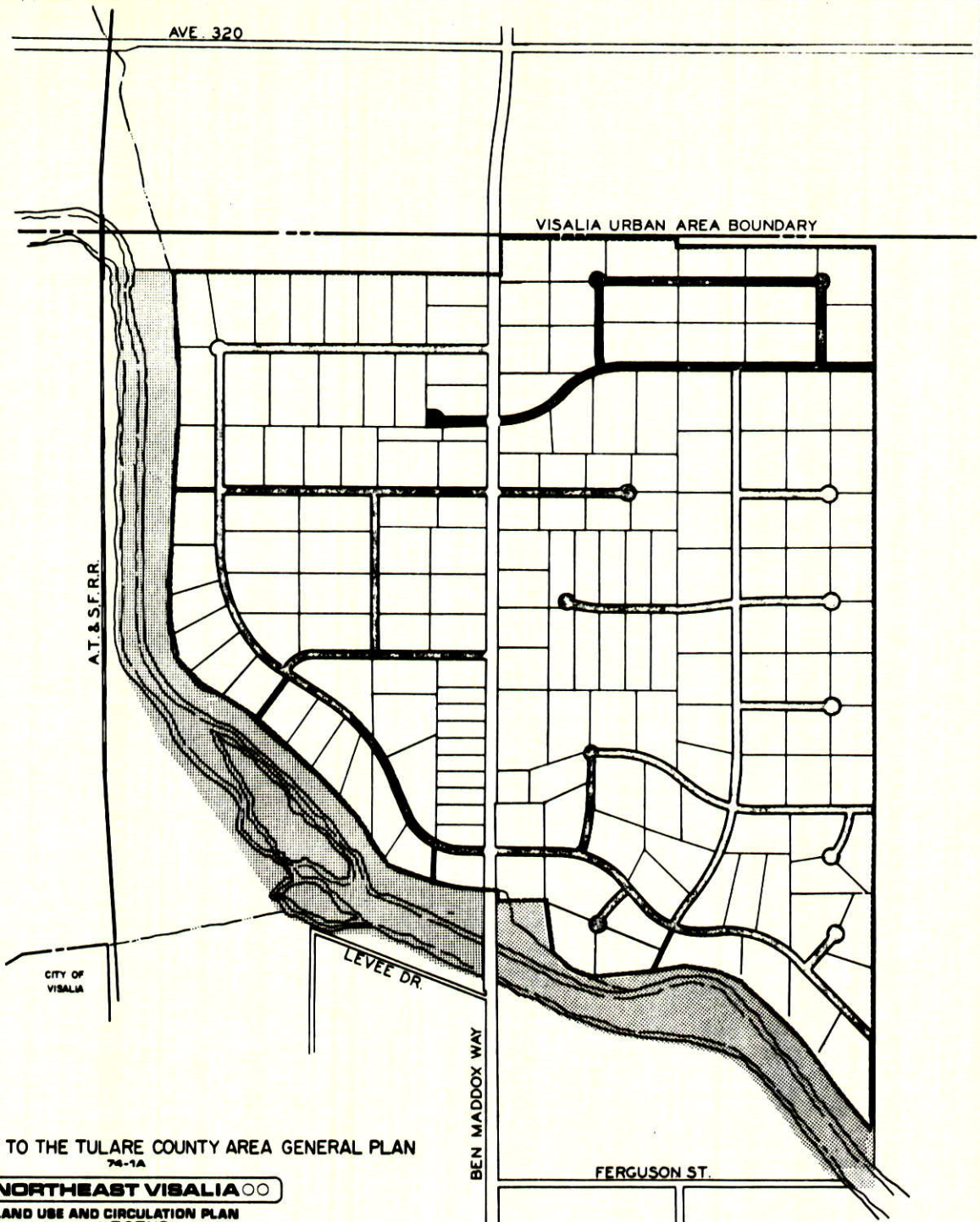
### IV PLAN CHARACTERISTICS

The plan consists of 178 lots ranging in size from 1 to 3 acres, covering an area of approximately 580 acres with a density of approximately .3 lots per acre. The average lot is 2.29 acres in size. All lots shown on the plan containing less than 100,000 square feet existed prior to plan development.

Existing private vehicular access easements are proposed to be eliminated with all future roadways being public roads. The plan includes the development of Ben Maddox Way as a County primary, 84' in width, and a number of minor and collector streets serving adjacent rural residential areas.

Urban and suburban development is not proposed beyond the Urban Area Boundary and no roads are shown stubbed out to serve properties north of that line. Roads are stubbed out to the east to serve properties which may be developed in the future within the Urban Area Boundary.

The St. John's River and all that area between the River and the Uphill Ditch is shown for common use. At the present time the River is in private ownership. It is suggested at the time of subdivision that the River be set aside for common use by all residents of the area. In addition, easements are shown connecting residentially developed areas with the common river area. It is envisioned that such easements and the River area could be used for horseback riding and foot travel.




AN AMENDMENT TO THE TULARE COUNTY AREA GENERAL PLAN  
74-1A

○ ○ **NORTHEAST VISALIA** ○ ○

**LAND USE AND CIRCULATION PLAN  
LEGEND**

 COMMON USE AREA

**CIRCULATION**

 EXISTING STREET

 PROPOSED STREET

 LOW DENSITY RURAL RESIDENTIAL



SCALE IN FEET  
400 0 400

APPROVED BY TULARE COUNTY PLANNING COMMISSION: *Bill Wall* 1-9-74  
APPROVED BY TULARE COUNTY BOARD OF SUPERVISORS: *W. G. ...* 1-9-74

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT





