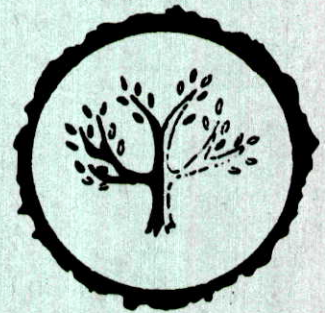


AMENDMENT 74-2A

**DELETION OF COMMON USE AREA
AND PUBLIC ACCESS TO THE
ST. JOHN'S RIVER**



**Adopted: Tulare County Planning Commission
Resolution 4229 - August 14, 1974**

**Adopted: Tulare County Board of Supervisors
Resolution 74-3152 - November 12, 1974**

THE STATE OF MICHIGAN
COUNTY OF WASHTENAW
I, the undersigned, Clerk of the Court,
do hereby certify that the within and
above is a true and correct copy of the
original as the same appears in the files
of the Court.



TABLE OF CONTENTS

| | Page |
|---|------|
| AMENDMENT 74-2A DELETION OF COMMON USE AREA AND PUBLIC ACCESS TO THE ST. JOHN S RIVER. | 1 |
| <i>Introduction, Background Information, Plan Assumption, Plan Characteristics, Map</i> | |
| AMENDMENT 74-2B & 2G EXPANSION OF RECREATION PROJECT LIST. | 3 |
| <i>Introduction, Project List</i> | |
| AMENDMENT 74-2C MODIFICATION OF POLICY 9D. | 7 |
| <i>Policy Statement, Policy Development Background</i> | |
| AMENDMENT 74-2D, 2E & 2F REDESIGNATION OF ALPAUGH TO THE VIABLE CLASSIFICATION. | 9 |
| <i>Determination of the viability of the unincorporated community of Alpaugh</i> | |
| AMENDMENT 74-2H MODIFICATION OF RESERVE LINE IN NORTHWEST PORTERVILLE. | 15 |
| <i>Introduction, background information, conclusion and recommendation, map</i> | |

GENERAL PLAN AMENDMENT 74-2A
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 Elements 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. 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 majority of Tulare County, is now five acres. In recent years rural residential developments have occurred in scattered patterns 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 this 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 residential development, the plan proposed that the area adjacent to and within the St. John's River be used for common open space and recreation.

On November 14, 1973, the Planning Commission reviewed the Staff proposal. A majority of residents from the area, present at the Planning Commission 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 the evening of November 19, 1973, to allow additional input by property owners in the area who were unable to attend a day meeting.

After completion of the discussion on November 19, 1973, the development plan was returned to the Staff for 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.

The Commission approved plan amendment was heard by the Board of Supervisors on April 9, 1974, and subsequently adopted by Board Resolution No. 74-1126. In a following action (Resolution No. 74-1127) the Board of Supervisors directed the Planning Department Staff to undertake an action to change the "common use area" designation used in the plan to an "open space" designation. In addition, the Board directed that common use access easements shown in the Plan be eliminated.

II BACKGROUND INFORMATION

A. Existing General Plan Elements

The 1963 Area General Plan, as amended, designates the plan area as Agricultural. The Open Space Plan depicts this area as Urban Expansion. The Water and Liquid Waste Management Element 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 A-1 (Agricultural) and R-A-100 (Rural Residential, 100,000 square feet minimum parcel size). The properties to the south and west are zoned AE (Exclusive Agricultural) and properties to the north and east are zoned A-1.

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 sheetflow. The balance of the area is designated as not subject to flooding.

D. History of the Plan Area

A number of parcel breakdowns have already occurred in this area through the lot split and parcel map procedures. Lots approved 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, 100,000 square feet 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 (Agricultural, 80 acre minimum parcel size) Zoning 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.

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 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 assures a minimum of conflict between community sewer and water dependent 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 and are permissible in the plan area under current County and State subdivision 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.

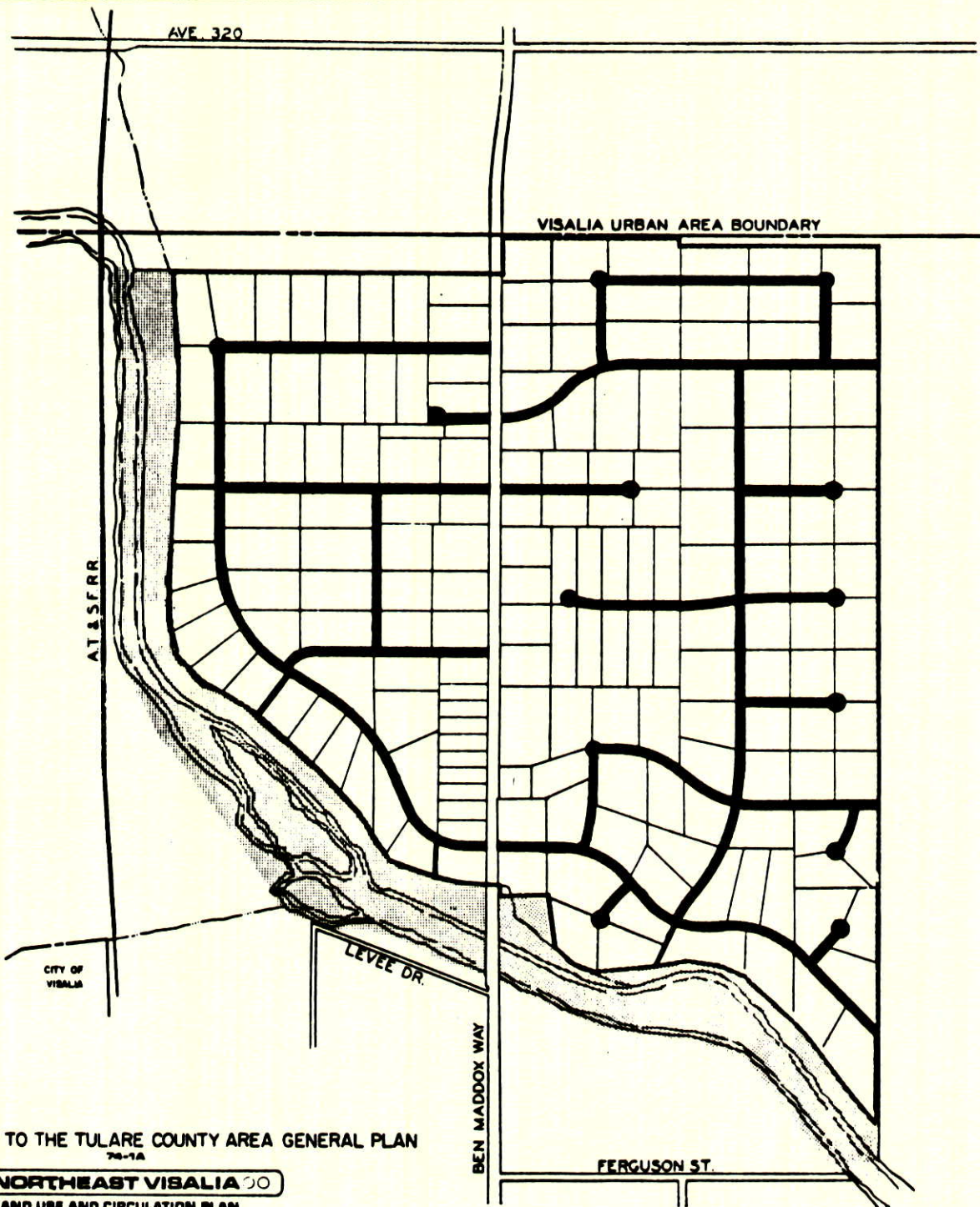
IV PLAN CHARACTERISTICS

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 east to the Uphill Ditch is shown as open space. At the present time the river area is in private ownership and contains cultivated land, undeveloped flood plain, river channel, and water control structures. At the time of subdivision, it is envisioned that the river area will remain in uses of an open space character which are the same as or similar to those already existing.



AN AMENDMENT TO THE TULARE COUNTY AREA GENERAL PLAN
70-1A

○ ○ NORTHEAST VISALIA ○ ○
LAND USE AND CIRCULATION PLAN
LEGEND

-  COMMON USE AREA
- CIRCULATION**
-  EXISTING STREET
-  PROPOSED STREET
-  LOW DENSITY RURAL RESIDENTIAL



PREPARED BY TULARE COUNTY PLANNING DEPARTMENT

APPROVED BY TULARE COUNTY PLANNING COMMISSION

CERTIFIED Robert L. Wall 19 AUG 74
ROBERT L. WALL, SECRETARY DATE

APPROVED BY TULARE COUNTY BOARD OF SUPERVISORS

CERTIFIED Frederick Barton 11-12-74
CHAIRMAN, BOARD OF SUPERVISORS DATE

