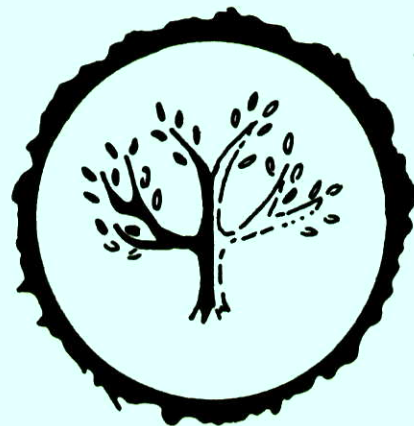


**AMENDMENT 83-04B**

**VISALIA URBAN  
DEVELOPMENT  
BOUNDARY**



**Approved: Tulare County Board of Supervisors  
Resolution 83-1323 - September 27, 1983**



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
- URBAN BOUNDARIES ELEMENT -  
VISALIA  
GPA 83-04B

I. INTRODUCTION

This document amends the Urban Boundaries Element of the Tulare County General Plan by establishing an Urban Development Boundary (UDB) for the City of Visalia, as shown on "Exhibit A."

II. SUPERSEDURE

This amendment supersedes the adopted Urban Improvement Area (UIA) for the City of Visalia, originally adopted on July 2, 1974 in the Urban Boundaries Element and amended on September 5, 1978 by GPA 78-38. All policies and other general information contained in the adopted Urban Boundaries Element, as amended by GPA 83-04A, still apply.

III. MODIFICATION TO ADOPTED ELEMENT

The existing County-adopted Urban Improvement Boundary is eliminated by this amendment. Taking its place is an Urban Development Boundary which is coterminous with the existing City-adopted Urban Improvement Boundary as it existed on the date of adoption of this amendment. The new UDB substantially modifies the area within the prior County Urban Improvement Boundary, as follows:

- Deletion of the area north of the St. Johns River and the area east of Road 148.
- Addition of the area generally south of State Highway 218 (Ivanhoe Drive) and west of Road 148.
- Addition of the area generally south of Packwood Creek, north of Walnut Avenue and east of McAuliff Road.
- Addition of the area south of Walnut Avenue, north of K Road, west of Lovers Lane and east of Santa Fe Avenue.
- Deletion of the area south of K Road, east of Santa Fe Avenue.

- Deletion of the area south of Caldwell Avenue, east of Mooney Blvd., and North of Avenue 264, except for that area within the existing city limit line.
- Deletion of the area south of Caldwell Avenue, west of Mooney Blvd., north of Avenue 264 and east of the Akers Road alignment, except for that area within the existing city limit line.
- Deletion of the area north of the Whiten-dale Avenue alignment, west of the exist-ing city limit line, east of the Visalia Municipal Airport and south of Highway 198.
- Deletion of the area north of Highway 198, east of Road 84 (except for that area within the existing city limit line), south of a line approximately 1320 ft. south of Goshen Avenue, west of Shirk Road, south of Mill Creek and west of the existing city limit line.
- Addition of the area west of Freeway 99 which encompasses the Visalia Municipal Wastewater Treatment Plant.
- Deletion of the area east of Shirk Road, north of the existing city limit line, west of North Mooney Blvd. and south of the Ferguson Street alignment.

The Urban Development Boundary reflects that area necessary to accommodate an additional 17,000 households projected to reside in Visalia by the year 2000.

The overall effect of establishing this Urban Development Boundary is to reduce the area around the City of Visalia which is designated for urban development by approximately 5840 acres.

IV. ADOPTED POLICIES AND RECOMMENDATION

Policy 1.1 of the Urban Boundaries Element, as amended in 1983, defines the Urban Development Boundary as a twenty-year planning area around the incorporated city, in which the County and the city will coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning

regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. The boundary is further defined as providing the official interface between future urban and agricultural land uses. Policy 1.4 stipulates that, except as specifically provided, urban development shall only take place within the city limits.

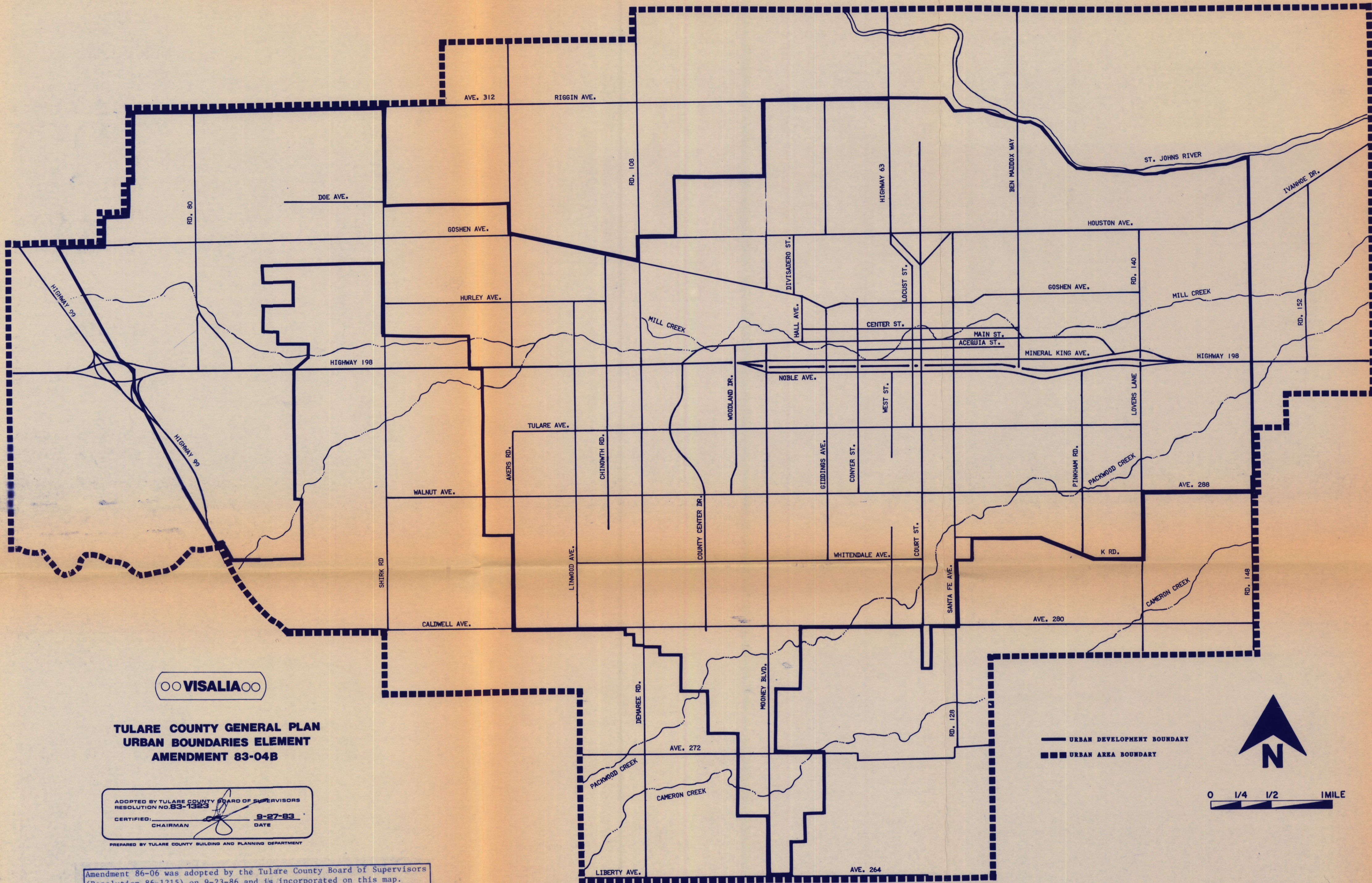
This amendment carries with it the recommendation that revisions to the Visalia Sphere of Influence be brought before the Local Agency Formation Commission at the earliest possible date. However, it should be noted that this amendment in no way obligates the Local Agency Formation Commission to revise Visalia's Sphere of Influence. It is also recommended that the Visalia Urban Area Boundary be reviewed and considered for modifications at the earliest date possible.

This amendment is not in conflict with any other policy in the adopted Tulare County General Plan.

#### IV. REVIEW AND REVISION

The Visalia Urban Development Boundary was adopted subject to the following qualifications:

1. That the City of Visalia continue to monitor and evaluate its residential density standards and population trends, to determine whether an adequate supply of land continues to be available to accommodate the demand for urban development.
2. That the County of Tulare and City of Visalia initiate a review of the Visalia Urban Development Boundary 5 years (1988) from the date that the Urban Development Boundary is adopted, in accordance with the policies of the Urban Boundaries Element.
3. That the County of Tulare and City of Visalia undertake a review of the area west of Freeway 99, which encompasses the City of Visalia Wastewater Treatment Plant and other areas, for the consideration of possible exclusion of that area from the Urban Development Boundary.



○○ VISALIA ○○

**TULARE COUNTY GENERAL PLAN  
URBAN BOUNDARIES ELEMENT  
AMENDMENT 83-04B**

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
RESOLUTION NO. 83-1323  
CERTIFIED: *[Signature]* 9-27-83  
CHAIRMAN DATE  
PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT

Amendment 86-06 was adopted by the Tulare County Board of Supervisors (Resolution 86-1215) on 9-23-86 and is incorporated on this map. Amendment 86-06 (Resolution 6286) was approved by the Tulare County Planning Commission on 8-27-86.



