

**AMENDMENT 87-07**

**GOSHEN COMMUNITY PLAN  
VISALIA LAND USE PLAN  
URBAN BOUNDARIES ELEMENT**



**Approved:** Tulare County Planning Commission  
Resolution No. 6404 - July 22, 1987

**Adopted:** Tulare County Board Of Supervisors  
Resolution No. 87-1046 - August 11, 1987



AMENDMENT TO THE TULARE COUNTY GENERAL PLAN  
- GOSHEN COMMUNITY LAND USE PLAN -  
- URBAN BOUNDARIES ELEMENT -  
- VISALIA LAND USE PLAN -

I. INTRODUCTION

This document amends the Urban Boundaries and Land Use Elements of the Tulare County General Plan by establishing an Urban Development Boundary for the Community of Goshen, and modifying the land use designations for the Goshen Community Plan and Visalia Land Use Plan, as shown on the attached maps "Exhibits A & B."

II. SUPERCEDEURE

This amendment supercedes the adopted Urban Area Boundary (UAB) and Urban Improvement Boundary (UIA) for the community of Goshen originally adopted on July 2, 1974 in the Urban Boundaries Element, and the UAB/UIA for Goshen originally adopted on September 5, 1978 (through the adoption of the Goshen Community Plan). All policies and other general information contained in the adopted Urban Boundaries Element, as amended by GPA 83-04A, still apply.

This document also supercedes the 1978 Goshen Community Plan (GPA 78-3A) and the 1977 Visalia Land Use Plan (GPA 77-02), as amended, adopted by the Tulare County Board of Supervisors on September 5, 1978 (Res. No. 78-2380) and August 2, 1977 (Res. No. 77-2116), respectively, as it pertains to the area herein described. In addition, the map adopted for the Goshen Community Plan in 1978, is superceded in its entirety by the map adopted with this overall general plan amendment.

III. MODIFICATION TO ADOPTED ELEMENTS

A. The existing Urban Area Boundary and Urban Improvement Boundary (UAB/UIA) are hereby eliminated by this amendment. Taking its place is an Urban Development Boundary (UDB) which is coterminous with the existing UAB/UIA as it existed on the date of adoption of this amendment, with the following minor modification:

\* Addition of the area located immediately south of Avenue 304 along the east side of Road 68 consisting of approximately 40 acres (refer to Exhibit A).

B. The text of policies 421.026, 421.049 and 421.123 of the Comprehensive Policy Plan is hereby amended, replacing "Urban Area Boundary and/or Urban Improvement Boundary" with "Urban Development Boundary (UDB)."

C. The 1978 Goshen Community Plan is hereby modified by changing the land use designation from "Agriculture" to "Low Intensity Service Commercial and/or Industry" on a 17.97 acre parcel located on the

east side of Road 68, approximately 1/4 mile south of Avenue 304 and lying south of Mill Creek (refer to Exhibit A).

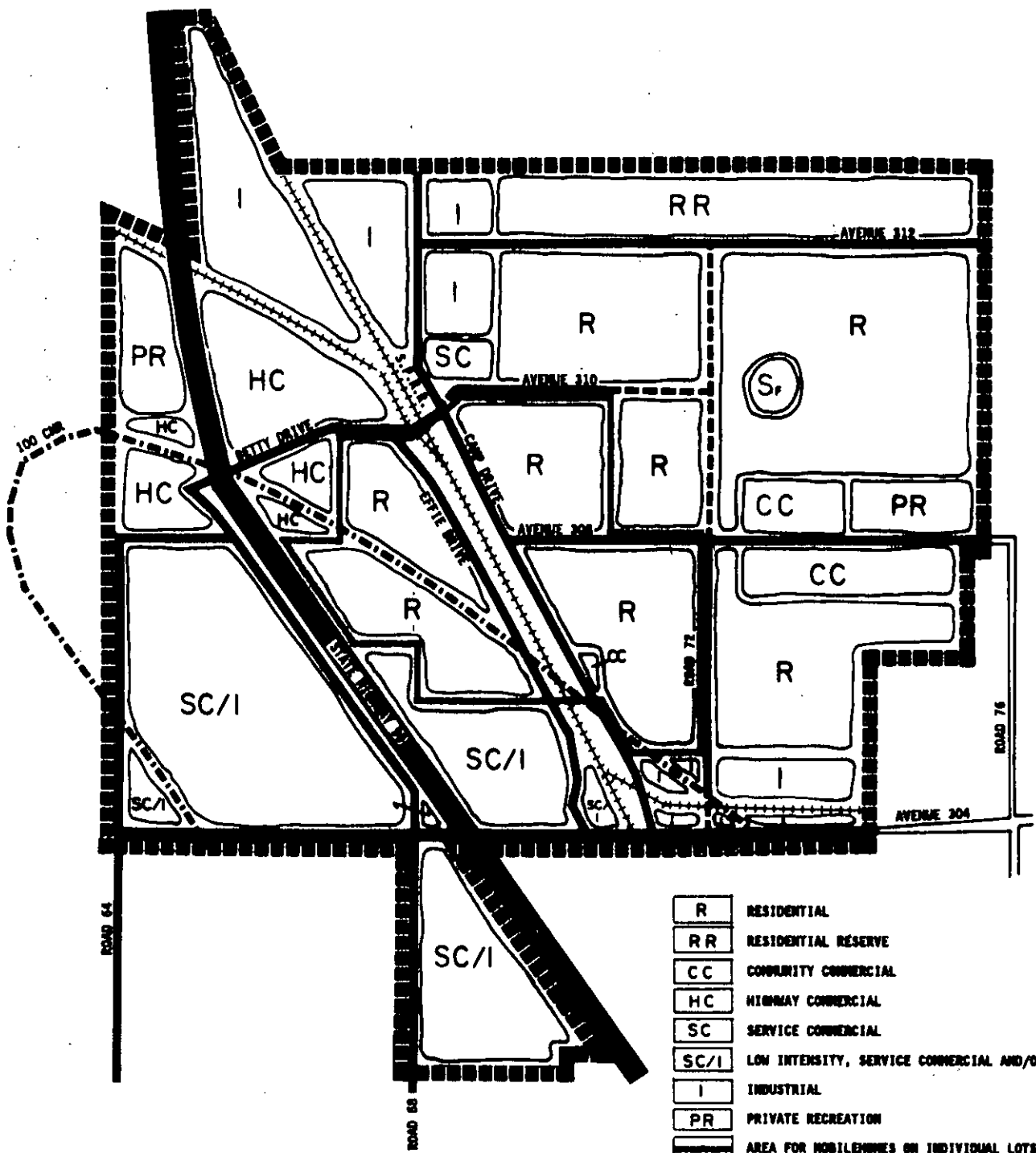
TEXT NOTE: The two parcels also included within the Goshen UDB lying to the north of the 17.97 acre parcel are within an equivalent designation as a result of being designated "Service Commercial/Light Industrial" in the Visalia Land Use Plan. Therefore, the corresponding designation and policies regarding "Low Intensity Service Commercial/Industry" from the Goshen Community Plan would also apply to these parcels.

- D. The 1977 Visalia Land Use Plan is hereby modified by changing the land use designation from "Agriculture" to "Service Commercial/Light Industrial" on a 17.97 acre parcel located on the east side of Road 68, approximately 1/4 mile south of Avenue 304 and lying south of Mill Creek (refer to Exhibit B).
- E. It is the intent of this amendment that no policy changes occur and that all adopted policies of both the Visalia Land Use Plan and Goshen Community Plan as referenced above in Section II, "Supercedure" continue to apply to this area.

#### IV. IMPLEMENTATION STRATEGIES

To implement the Land Use Plan amendment (Visalia and Goshen), the existing zoning should be changed from AE-20 (Exclusive Agriculture - 20 acre minimum parcel size) to M-1 (Light Industrial). This change can be accomplished through a rezoning request initiated by the property owner.

NOTE: A rezoning request is being considered concurrently with this plan amendment.



- R** RESIDENTIAL
- RR** RESIDENTIAL RESERVE
- CC** COMMUNITY COMMERCIAL
- HC** HIGHWAY COMMERCIAL
- SC** SERVICE COMMERCIAL
- SC/I** LOW INTENSITY, SERVICE COMMERCIAL AND/OR INDUSTRIAL
- I** INDUSTRIAL
- PR** PRIVATE RECREATION
- AREA FOR MOBILEHOMES ON INDIVIDUAL LOTS
- Sf** POTENTIAL FUTURE SCHOOL & PARK SITE
- 100 CNR (AIRPORT)
- URBAN DEVELOPMENT BOUNDARY
- EXISTING FREEMWAY
- EXISTING ARTERIAL
- EXISTING COLLECTOR
- PROPOSED COLLECTOR



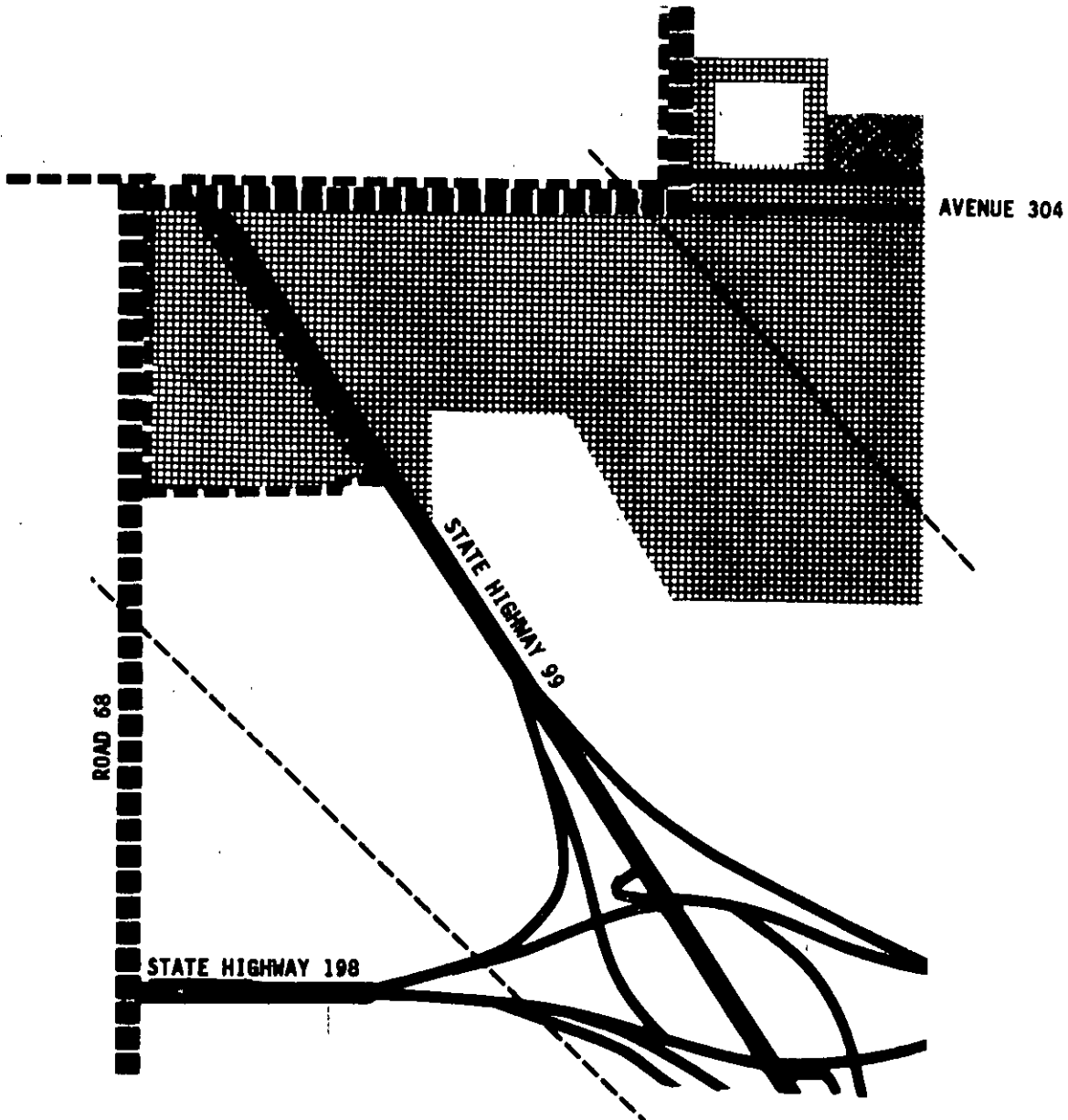
DATE	INITIAL	REVISION

APPROVED BY TULARE COUNTY PLANNING COMMISSION  
 RESOLUTION NO. 8404  
 CERTIFIED: [Signature] DATE 7/22/87  
 ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
 RESOLUTION NO. 87-07  
 CERTIFIED: [Signature] DATE 8/11/87

TULARE COUNTY GENERAL PLAN  
**AMENDMENT 87-07**  
 LAND USE, CIRCULATION AND URBAN BOUNDARIES




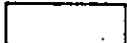
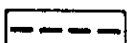

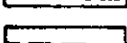
**GOSHEN**





○○ VISALIA AREA ○○

TULARE COUNTY GENERAL PLAN  
LAND USE ELEMENT  
AMENDMENT 87-07

-  SERVICE COMMERCIAL/LIGHT INDUSTRIAL
-  SERVICE COMMERCIAL/LIGHT INDUSTRIAL (RESERVE)
-  INDUSTRY
-  AGRICULTURAL
-  100 CNR (AIRPORT)
-  VISALIA URBAN AREA BOUNDARY
-  GOSHEN URBAN DEVELOPMENT BOUNDARY

APPROVED BY TULARE COUNTY PLANNING COMMISSION  
RESOLUTION NO: 6404  
CERTIFIED: *[Signature]* 7/22/87  
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS  
RESOLUTION NO: 87-1046  
CERTIFIED: *[Signature]* 8/11/87  
CHAIRMAN DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT

