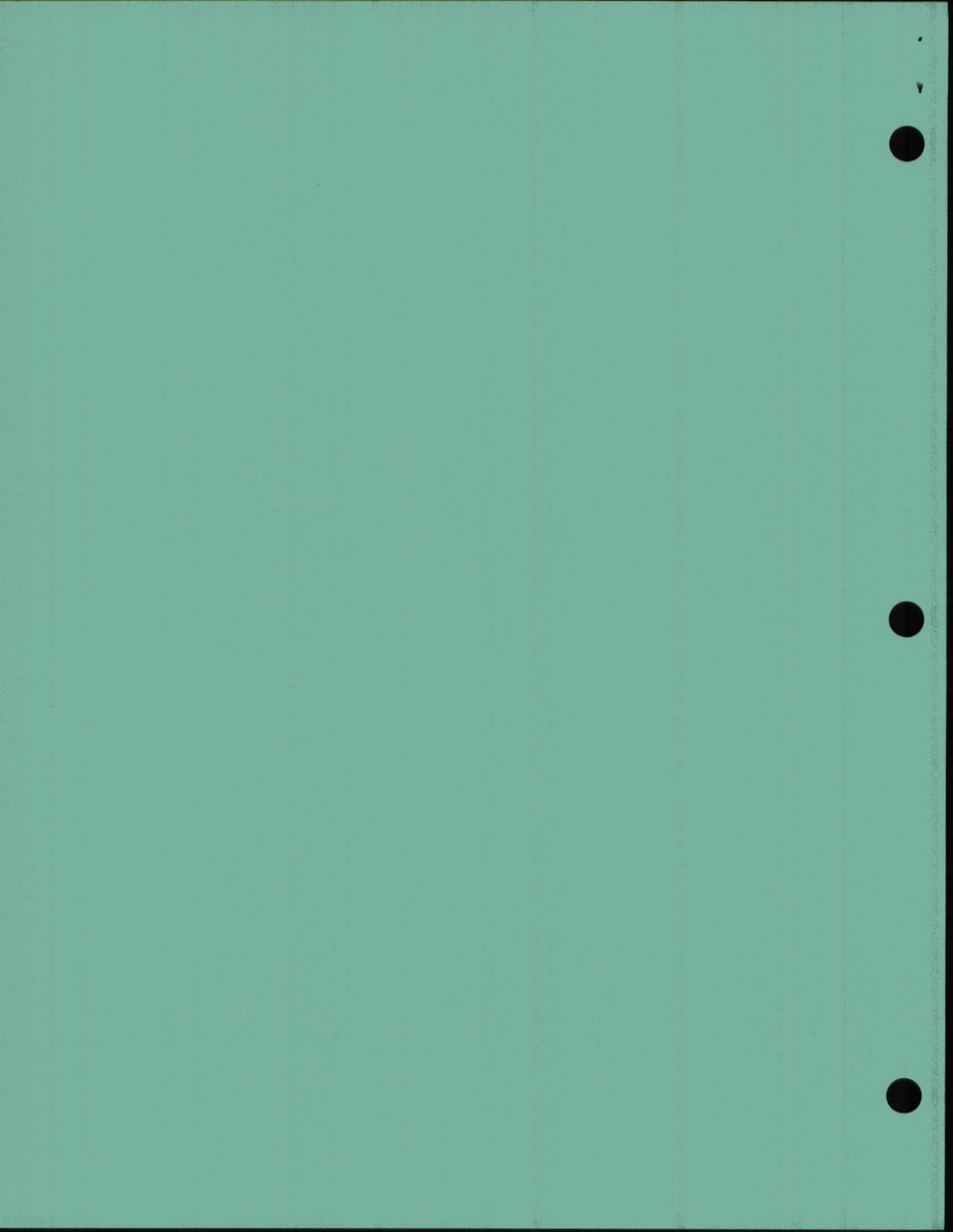


AMENDMENT 92-007(A)

**VISALIA, GOSHEN AND
PATTERSON TRACT
URBAN BOUNDARIES**



Adopted: Tulare County Planning Commission
Resolution 7319 - November 30, 1994
Approved: Tulare County Board Of Supervisors
Resolution 95-0002 - January 3, 1995



**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
URBAN BOUNDARIES ELEMENT
VISALIA
GPA 92-007(A)**

I. INTRODUCTION

This document amends the Urban Boundaries Element of the Tulare County General Plan by modifying the Visalia Urban Development Boundary (UDB), the Visalia Urban Area Boundary (UAB), the Goshen Urban Development Boundary (UDB) and by establishing an Urban Development Boundary around the community of Patterson Tract. The Visalia Urban Development Boundary and Urban Area Boundary, as modified by this amendment, are shown on the attached map "Exhibit A". The Goshen Urban Development Boundary, as modified by this amendment, is shown on attached map "Exhibit B" and the Urban Development Boundary as adopted for Patterson Tract is shown on attached map "Exhibit C".

II. SUPERSEDURE

This amendment supersedes the adopted Urban Development Boundary (UDB) for the City of Visalia and the Urban Area Boundary (UAB) for the City of Visalia, as amended on July 21, 1992 by GPA 90-01. This amendment supersedes the adopted Urban Development Boundary (UDB) for the Community of Goshen as established by GPA 87-07 on August 11, 1987.

III. MODIFICATIONS TO ADOPTED BOUNDARIES

The modifications to the Visalia UDB add 5148 new acres to the boundary. The UDB is intended to match the adopted 20-year growth boundary (Year 2010 Urban Development Boundary) as contained in the City of Visalia's adopted 2020 Plan/Land Use Element Update, with the following exceptions: 1) the Community of Goshen is excluded from the UDB; 2) all portions of the City's Year 2010 UDB which extend west of the Southern Pacific railroad tracks are excluded from the County Urban Development Boundary; 3) that portion of the preexisting County UDB which was positioned along both sides of Mooney Avenue south of Avenue 276 is retained within the UDB; 4) the addition of that area bound on the south by Avenue 272, on the east by an extension of the easternmost boundary of Mooney Grove, and on the north and west by the existing incorporated limits of Visalia and; 5) the addition of that area bound by Avenue 264 on the south, Mooney Blvd to the east, the existing incorporated limits of Visalia to the north and defined on the west by a line one-quarter mile west of and parallel to Mooney Blvd extending from Avenue 264 northwards to the existing incorporated limits of the City.

The modifications to the Visalia UAB add 14,080 new acres to the boundary area at three locations. Additions to the UAB occur in the southeastern and southwestern portions and along the entire northern periphery of the Visalia area. Changes to the UAB include the addition of the Goshen Community and Patterson Tract.



The modifications to the Goshen UDB add 162 new acres to the boundary area at the southeastern and northern extremes of the community. The UDB modifications are intended to include the entire Goshen Redevelopment Project Area Boundary within the UDB. Additions to the UDB occur southeast of the intersection of State Highway 99 and Avenue 304 and directly north of the intersection of Avenue 312 and the Southern Pacific Railroad tracks.

The establishment of a UDB around the residential and commercially-zoned parcels of Patterson Tract creates an island UDB of 405 acres marked by nonagricultural zoning.

IV. ADOPTED POLICIES AND RECOMMENDATION

Policy I.1 of the Urban Boundaries Element, as amended in 1983, defines the Urban Development Boundary as a twenty-year planning area around an incorporated city in which the County and 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 I.4 stipulates that, except as specifically provided, urban development shall take place only within city limits.

Policy I.2 of the Urban Boundaries Element, as amended in 1983, defines the Urban Area Boundary as the area where land uses are presumed to have an impact upon the adjacent incorporated city, and within which the cities' concerns are to be given serious consideration as part of the land use review process. The boundary is further defined as the next logical step in which urban development may occur and the area within which the Urban Development Boundaries may ultimately be expanded.

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.

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

V. REVIEW AND REVISION

Policy VIII.1 of the Urban Boundaries Element, as amended in 1983, provides that Urban Area Boundaries and Urban Development Boundaries shall be reviewed at least once every five years to determine if boundary changes are justified.

The Visalia Urban Development Boundary and Urban Area Boundary were adopted by the Board of Supervisors and Planning Commission subject to the following Statement of Intent:

- a. With the adoption of the Urban Development Boundary, any area which is included within the Urban Development Boundary is subject to the policies of the Urban Boundaries Element which specify that the area within the Urban Development Boundary is suitable for urban development. The area between the Urban Development Boundary and the Urban Area Boundary is suitable for nonurban development during



the Planning Period. Nonurban development is defined in the existing Urban Boundaries Element as either agriculture or large-lot, suburban development (1 to 5 acres) in selected areas as designated by the Land Use Element of the General Plan.

- b. It is the intent of the Board of Supervisors and Planning Commission that any urban uses which are existing, or for which prior approvals have been granted by the County, which would now be located in the area between the Urban Development Boundary and the Urban Area Boundary, be allowed to retain appropriate zoning in recognition of these existing and approved urban uses. Any rezoning proposed for development purposes in this area would be subject to the Rural Valley lands Plan and policy a. above.

VI. IMPLEMENTATION

To implement the above changes in the Visalia, Goshen, and Patterson Tract Urban Boundaries, certain changes in the land use and zoning will be necessary. Any such changes in land use necessitated by this amendment will be incorporated into General Plan Amendment 92-007(B). Recommended zoning reclassifications for this amendment will be processed concurrently with GPA 92-007(B).

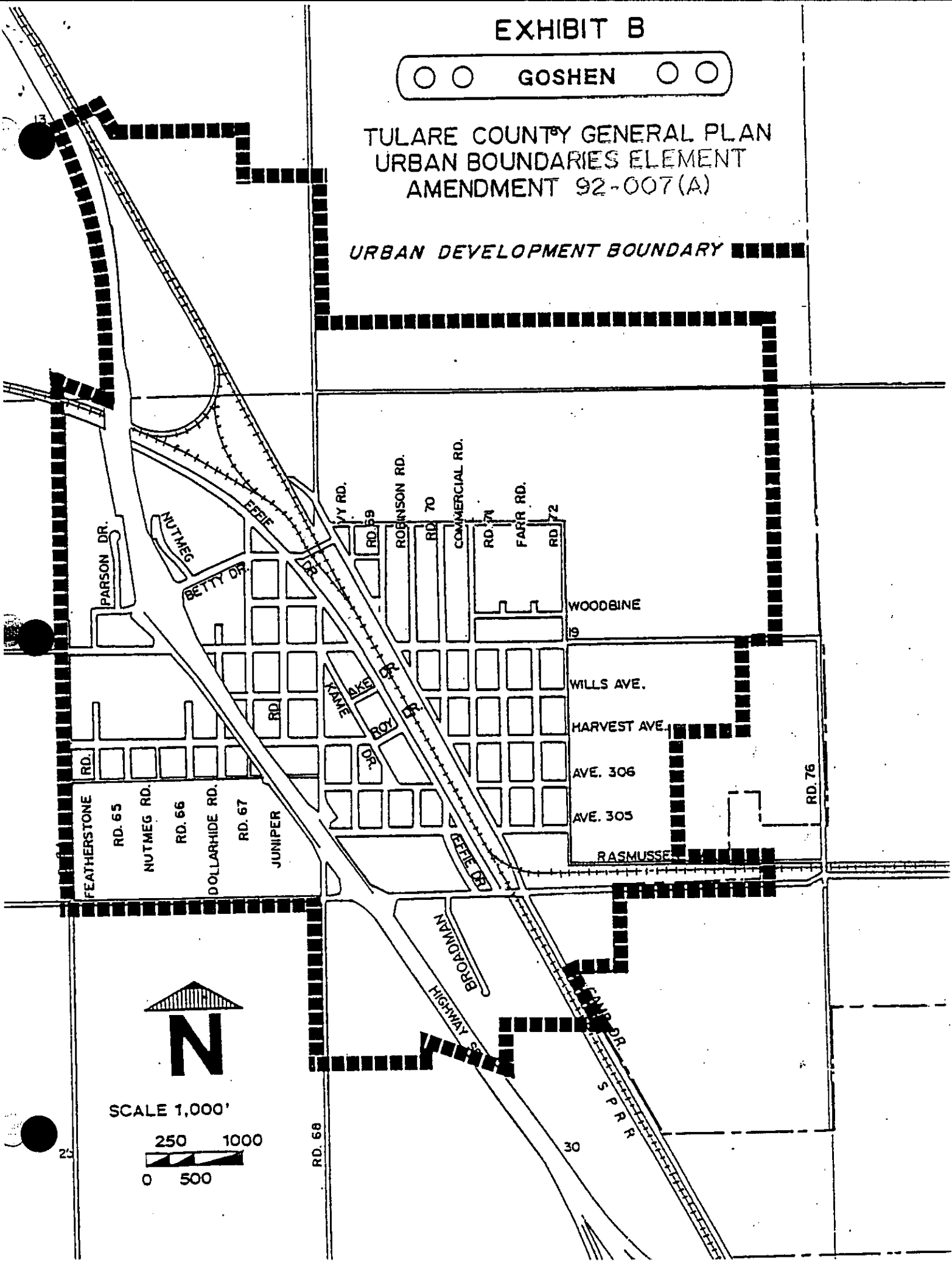


EXHIBIT B

○ ○ GOSHEN ○ ○

TULARE COUNTY GENERAL PLAN URBAN BOUNDARIES ELEMENT AMENDMENT 92-007(A)

URBAN DEVELOPMENT BOUNDARY





PATTERSON TRACT

LOS ANGELES COUNTY GENERAL PLAN
URBAN BOUNDARIES ELEMENT
AMENDMENT 92-007(A)

DINUBA BLVD.

A.T. & S.F.R.R.

AVE. 328

URBAN DEVELOPMENT BOUNDARY



AVE. RD.
326

RD. 127

AVE. LINCOLN
324

GRANDVIEW
324

322

AVE.

BERMUDA AVE.

FLORAL RD.

HACIENDA AVE.

FORESTER AVE.

FRIDEN

SIERRA VIEW

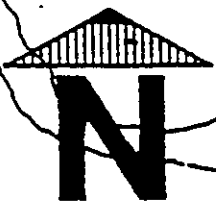
AVE 320

RD. 122

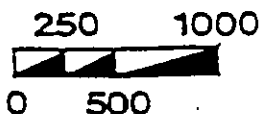
ELBOW CT.

MARLIN AVE.

SIERRA VIEW



SCALE 1" = 1,000'



ST

JOHNS

RIVER



