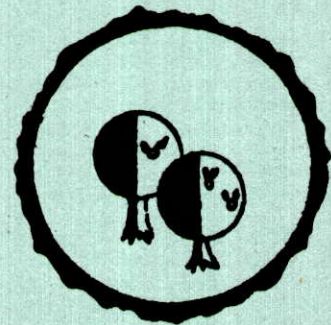


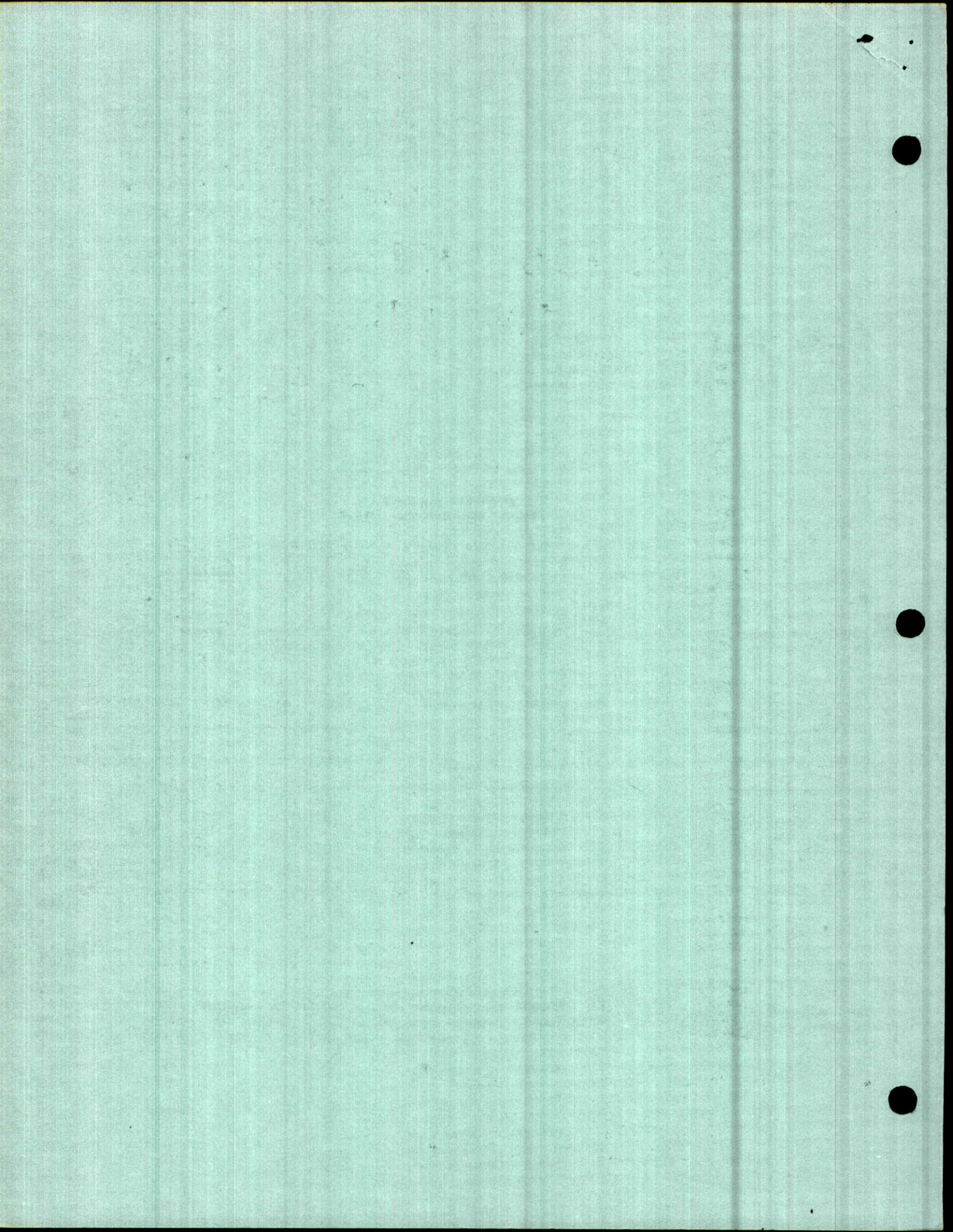
AMENDMENT 78-3B

**WOODLAKE LAND USE
AND URBAN AREA
BOUNDARY**



Approved: Tulare County Planning Commission
Resolution 5109 - August 9, 1978

Adopted: Tulare County Board of Supervisors
Resolution 78-2380 - September 5, 1978



AMENDMENT TO THE
TULARE COUNTY AREA GENERAL PLAN
-URBAN BOUNDARIES ELEMENT AND LAND USE ELEMENT-
WOODLAKE
GPA 78-3B

I. INTRODUCTION

This document amends the Urban Boundaries Element and the Land Use Element of the Tulare County Area General Plan by modifying the Woodlake Urban Area Boundary and Land Use designations, as shown on "Exhibit A".

The Woodlake Land Use Element, adopted by the Woodlake City Council on May 8, 1978, is hereby made a part of this amendment, except as noted herein.

II. SUPERSEDEURE

This document supersedes that part of the Urban Boundaries Element which depicts the Urban Area Boundary for the City of Woodlake.

This document also supersedes that portion of the text and map of the Tulare County Area General Plan - Woodlake area, adopted by the Tulare County Board of Supervisors on May 26, 1964, that addresses land use.

The County recognizes that some conflicts may exist between this amendment and the "Woodlake Land Use Element" as adopted by the City of Woodlake. Where such conflicts do exist, the Tulare County Area General Plan, as amended, will prevail.

III. MODIFICATION TO ADOPTED ELEMENTS

Changes in the Woodlake Urban Area Boundary are shown on "Exhibit B".

Modifications to the Urban Area Boundary create a net increase of 958 acres in the present Urban Area. The gains in acreage include approximately 604 acres of agricultural, low-density residential, and open space lands in the north; 95 acres of agricultural lands in the east; and 271 acres of agricultural and airport lands in the west. A loss of 12 acres of agricultural land is exhibited in the southeast.

The land use designations in the "Woodlake Land Use Element" are hereby incorporated as a part of this amendment with the following exceptions:

1. Service Commercial is designated at the northeast corner of Road 204 and Naranjo Boulevard, replacing a Residential Reserve designation.

2. Recreation is designated for a 20-acre parcel on the north side of Naranjo Boulevard, one-quarter mile east of Road 204, replacing Low-Density Residential and Open Space designations.

3. Agriculture is designated for the area west of Road 220, south of the Visalia Electric Railroad. This is a net increase of 28 agricultural acres over the Woodlake Plan.

IV. IMPLEMENTATION STRATEGIES

To implement the proposed change in land use from Agriculture, as shown in the adopted 1964 Tulare County Area General Plan, to Service Commercial for the northeast corner of Naranjo Boulevard and Road 204, steps should be taken to amend the County Zoning Ordinance to include a "C-3" (Service Commercial) Zone classification. A second alternative would be to zone the area designated for Service Commercial to the "O" (Recreation) Zone or the "C-2" (General Commercial) Zone until such time as the new "C-3" Zone designation can be added to the Zoning Ordinance.

To implement the proposed change in land use from Agriculture and Service Commercial, as shown in the adopted 1964 Tulare County Area General Plan, to Recreation for property north of Avenue 344 and east of Road 204 (currently zoned Interim R-A-217), the area should be allowed to revert back to the "O" (Recreation) Zone when the interim zoning expires January 25, 1979.

The area designated on "Exhibit A" as the Woodlake Airport is partially in Agricultural Preserve #3012 and zoned "C-1" (Neighborhood Commercial), "A-1" (Agriculture) and "AE-20" (Exclusive Agriculture - 20 acre minimum). Areas in agricultural preserves should remain agriculturally zoned until such time that the agricultural preserve is terminated. The area designated for airport should be included within the Urban Improvement Area and rezoned, after the agriculture preserve is terminated, to either the "O" (Recreation Zone) or "M-1" (Light Manufacturing) Zone to remove its present non-conforming status under the Zoning Ordinance.

All non-agriculturally designated areas presently located outside of the Urban Improvement Area should be included within an expanded Urban Improvement Area.

Sphere of Influence

All areas between the Urban Improvement Area and Urban Area Boundary should be zoned to a large lot agricultural designation. This designation should be utilized as a holding zone, until such time as future growth warrants a change to a more appropriate urban zone classification.

Zoning Compatibility Matrix:

The following matrix designates the various zones that could be used to implement the land use plan for the unincorporated areas within the Woodlake Urban Area.

This action is in conflict with policy A-8 of the Urban Boundaries Element, which states in part as follows:

"Urban Area Boundaries and the Spheres of Influence as administered by the Local Agency Formation Commission should be consistent at all times insofar as it is administratively feasible to do so . . ."

Consequently, this amendment carries with it the recommendation that the matter of revisions to the Woodlake Sphere of Influence be brought before the Local Agency Formation Commission at the earliest date.

However, it should be noted that this amendment in no way obligates the Local Agency Formation Commission to revise the Sphere of Influence.

WOODLAKE GPA 78-3B
ZONING COMPATIBILITY MATRIX

"x" designates zones compatible with the Land Use designation

EXISTING ZONES	RESIDENTIAL			COMMERCIAL	INDUSTRIAL		PUBLIC FACILITIES		OTHER	
	Low-Density	Medium Density	Reserve	Service	General	Reserve	Schools, Parks, Open Space	Airport. & Waste Water Treatment Plant	Recreation	Agriculture
R-1	X	X					X			
R-2		X								
"O"				X			X	X	X	
C-2				X						
M-1					X			X		
M-2					X			X		
AE-20	X(1)	X(1)	X(1)	X(1)	X(1)	X(1)	X	X	X(1)	X(1)
Interim R-A-217	X(2)		X(2)	X(2)			X		X(2)	X(2)

PROPOSED ZONES

C-3 Service Commercial

X

X

- (1) AE-20 to be used as a holding zone in certain areas pending availability of services.
- (2) Interim R-A-217 (Rural Residential, 217,000 sq. ft. minimum) is a temporary zone pending adoption of this plan, at which time (or no later than January 25, 1979) the lands to which it applies will revert to the permanent zones either presently in effect or to other zones that may be applied.

Revised August 9, 1978

WOODLAKE AREA

TULARE COUNTY AREA GENERAL PLAN
LAND USE AND
URBAN BOUNDARIES ELEMENT
AMENDMENT 78-3B

PDR. SECS. 24, 26, 27, 34 & 35
SECS. 25 & 28
T.17 S. R. 28E.

PDR. SECS. 19, 29, & 32
SECS. 30 & 31
T.17 S. R. 27E.

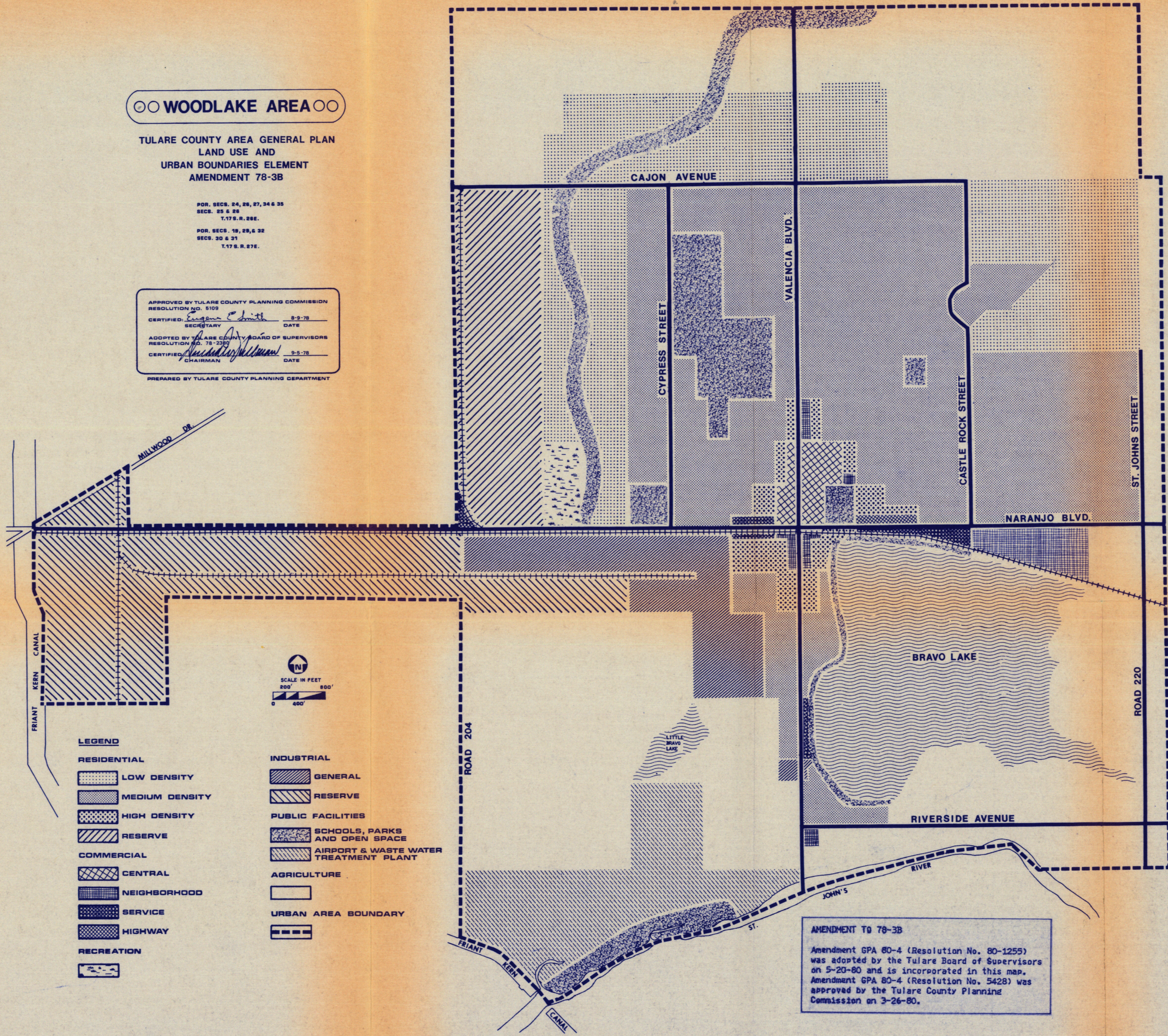
APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 5109

CERTIFIED: *Eugene Smith* 8-9-78
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 78-2380

CERTIFIED: *Richard Williams* 9-5-78
CHAIRMAN DATE

PREPARED BY TULARE COUNTY PLANNING DEPARTMENT



LEGEND

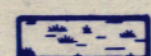
RESIDENTIAL

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY
- RESERVE

COMMERCIAL

- CENTRAL
- NEIGHBORHOOD
- SERVICE
- HIGHWAY

RECREATION



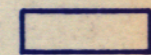
INDUSTRIAL

- GENERAL
- RESERVE

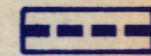
PUBLIC FACILITIES

- SCHOOLS, PARKS AND OPEN SPACE
- AIRPORT & WASTE WATER TREATMENT PLANT

AGRICULTURE



URBAN AREA BOUNDARY



AMENDMENT TO 78-3B
Amendment GPA 80-4 (Resolution No. 80-1255) was adopted by the Tulare Board of Supervisors on 5-20-80 and is incorporated in this map. Amendment GPA 80-4 (Resolution No. 5428) was approved by the Tulare County Planning Commission on 3-26-80.

