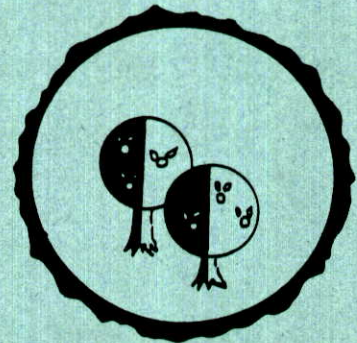


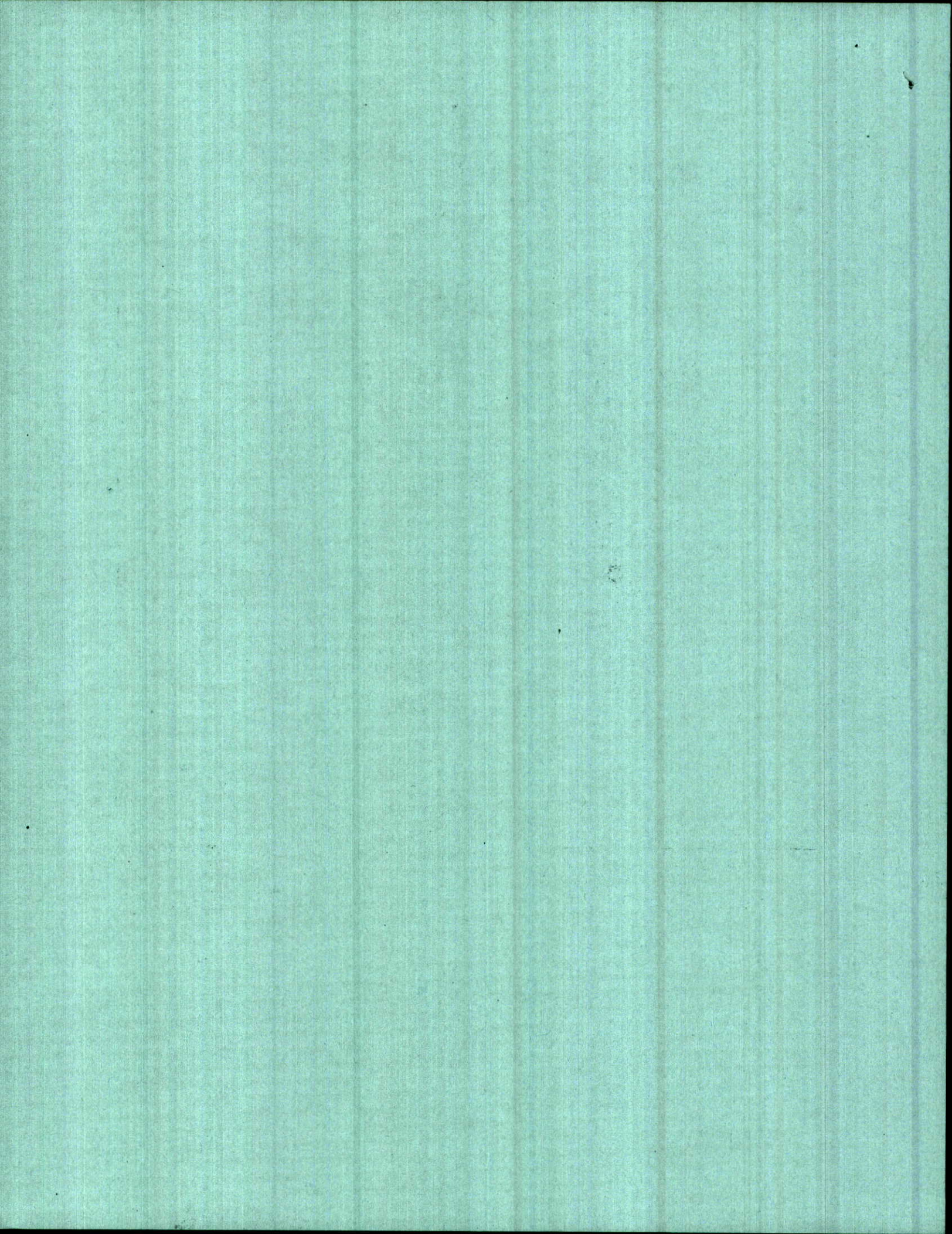
AMENDMENT 86-07

WOODLAKE LAND USE



Approved: Tulare County Planning Commission
Resolution No. 6324,6339 - January 14, 1987

Adopted: Tulare County Board Of Supervisors
Resolution No. 87-0484 - April 14, 1987



AMENDMENT TO THE
LAND USE ELEMENT OF THE
TULARE COUNTY AREA GENERAL PLAN
WOODLAKE
GPA 86-07

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan by modifying Land Use designations for a total of 964.71 acres, as shown on attached map "Exhibit A".

II. SUPERCEDURE

This document supercedes that portion of the text of the Tulare County General Plan - Woodlake area, adopted by the Tulare County Board of Supervisors on September 5, 1978, that addresses land use to the limited extent of changing land use designations for 964.71 acres. In addition, the map adopted on the above date is superceded in its entirety by the map adopted with this general plan amendment.

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 General Plan, as amended, will prevail.

Policies 418.005 and 418.006 are deleted from the Comprehensive Policy Plan.

III. MODIFICATION TO ADOPTED ELEMENTS

Policies adopted in 1978 remain in effect and the following two policies are hereby adopted:

1. A "Rural Residential" designation is hereby adopted and defined as allowing a maximum density of one dwelling unit per acre. The "Rural Residential" designation is intended to allow large lot development to act as a transition between agricultural areas and more intensive urban uses.
2. In areas designated for "Rural Residential" development under General Plan Amendment GPA 86-07, convertible lot design features shall be required in conjunction with all subdivision proposals. Such features shall include special building line setback regulations, irrevocable offers of dedication for future streets, designation of future lot lines, and/or special covenants or deed restrictions. The intent of this policy is to make it possible for lands developed to "Rural Residential" densities to be resubdivided to urban densities at city standards at some future date.

The land use designations in the City adopted "Woodlake Land Use Element" for lands lying within the City limits are hereby incorporated as a part of this amendment with the following two exceptions:

1. The area designated "Agriculture" that lies between Rd. 220 and Bravo Lake and is within the City limits. City staff has indicated that, following approval of this amendment by the County, the City will designate this area as "Residential Reserve" to conform with the policies of the Tulare County Urban Boundaries Element.
2. Lands encompassing the Woodlake Airport shall be designated "Airport" rather than "Airport & Waste Water Treatment Plant".

The intent of applying the "Public" designation to lands encompassing the Woodlake Waste Water Treatment Plant is to gain some measure of consistency of terminology in land use designations between the various cities in the County. The application of this designation and a separate "Airport" designation allows the elimination of the cumbersome designation "Airport & Waste Water Treatment Plant" used in the past.

IV. IMPLEMENTATION STRATEGIES

To implement this general plan amendment, three areas should be rezoned to conform with the new land use designations. The 14.97 acres located at the northeast corner of the intersection of Mulberry Street and Avenue 342, designated "Low Density Residential" by this amendment, should be rezoned from the current "M-1" (Light Industry) to either "R-A" (Rural Residential) or "AE-20" (Exclusive Agriculture, 20 acre minimum parcel size). The "AE-20" zone can act as a holding zone until such time as the City decides to annex the property or development is contemplated.

The 19.28 acre area located on the north side of Avenue 344, approximately one-fourth mile east of Avenue 204 also be rezoned. This area, designated "Low Density Residential" by this amendment, should be rezoned from the current "O" (Recreation) to either "R-A" or to "AE-20".

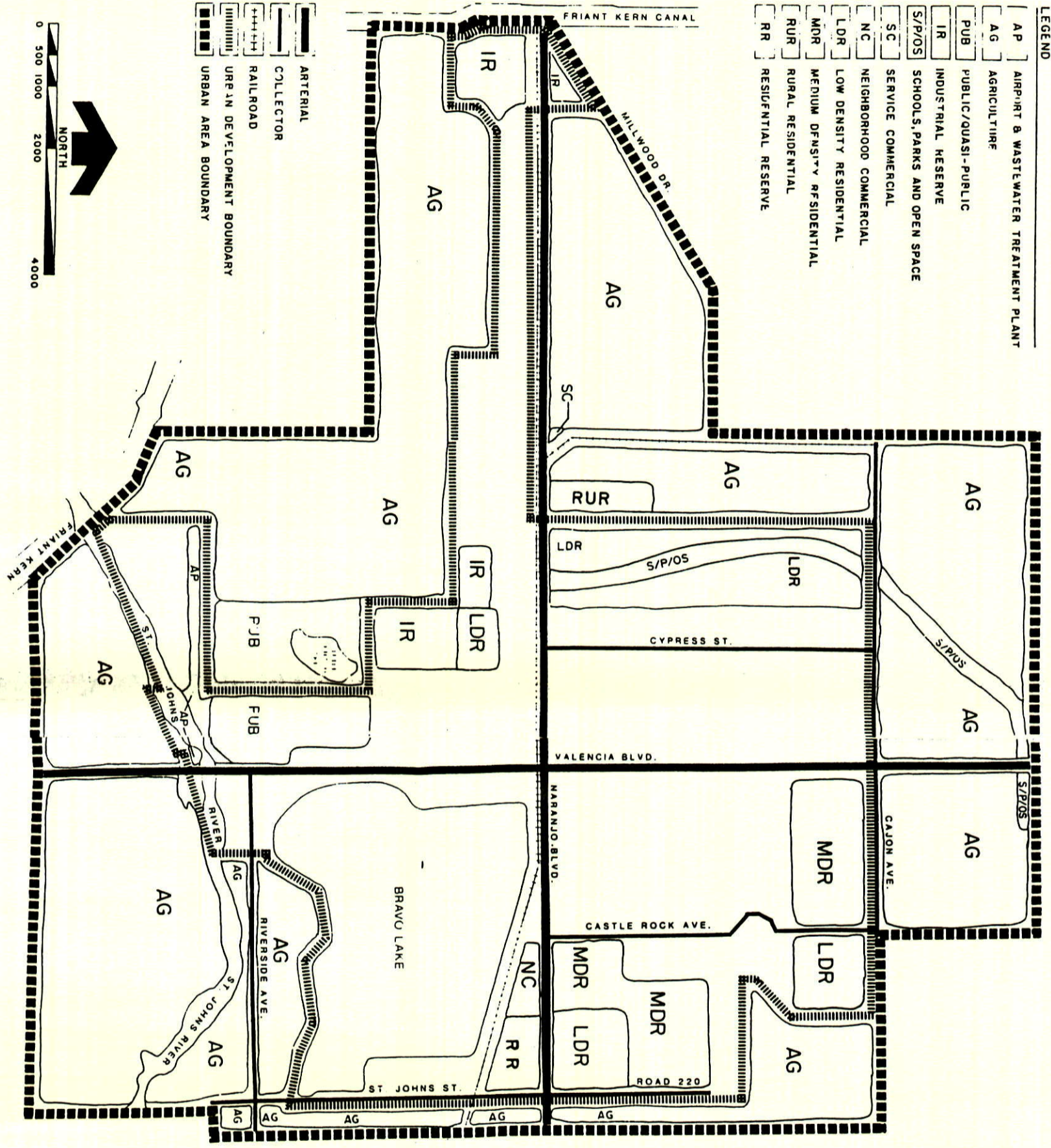
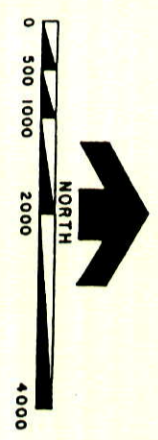
The 24.47 acre area on the north side of Ave. 344, approximately 700 feet east of Rd. 204, designated "Rural Residential" by this amendment, should be rezoned from the current "AE-20" to a "PD-R-A" (Planned Development - Rural Residential). The application of the "PD" overlay will ensure the orderly development of rural residential areas until such time as urban densities are appropriate.

All other amendment areas are appropriately zoned for their new land use designations.

LEGEND

- AP AIRPORT & WASTEWATER TREATMENT PLANT
- AG AGRICULTURE
- PUB PUBLIC/QUASI-PUBLIC
- IR INDUSTRIAL RESERVE
- S/P/O5 SCHOOLS, PARKS AND OPEN SPACE
- SC SERVICE COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- RUR RURAL RESIDENTIAL
- RR RESIDENTIAL RESERVE

- ARTERIAL
- COLLECTOR
- RAILROAD
- URBAN DEVELOPMENT BOUNDARY
- URBAN AREA BOUNDARY



REVISION

APPROVED BY TULARE COUNTY PLANNING COMMISSION
 RESOLUTION No. 6324 6339 1 14 87
 CERTIFIED *[Signature]* 3 11 87
 SECRETARY DATE
 ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
 RESOLUTION No. 87-0484 3 14 87
 CERTIFIED *[Signature]* 3 14 87
 CHAIRMAN DATE

TULARE COUNTY GENERAL PLAN
AMENDMENT 86-07
 LAND USE, CIRCULATION AND URBAN
 AREA BOUNDARIES ELEMENTS

WOODLAKE

