

AMENDMENT GPA 16-002

**PORTERVILLE
AREA
LAND USE PLAN**

Approved & Adopted:

Tulare County Board of Supervisors
Resolution No. 2016-0896 – June 28, 2016

**AMENDMENT TO THE
PORTERVILLE COUNTY GENERAL PLAN
LAND USE ELEMENT
PORTERVILLE AREA LAND USE PLAN
GPA 16-002**

I. INTRODUCTION

This document amends the Land Use Element of the Porterville County General Plan for the Porterville Area by changing the land use designation on 2.78 acres of land from “Agriculture” to “General Commercial”.

II. BACKGROUND

The Project includes a General Plan Amendment (No. GPA 16-002) and Change of Zone (No. PZ 16-001). GPA 16-002, which amends the Porterville Area Land Use Plan to change the land use designation on a on approximately 1.51 acres of Assessor’s Parcel Number 302-123-014 and a 1.27-acre portion of Assessor’s Parcel Number 302-123-015 for the County’s land use designation for Porterville from “Agriculture” to “General Commercial”. PZ 16-001 is a change of zone from the AE-10 (Exclusive Agriculture-10 acre minimum) to C-2 (General Commercial) on the same 1.51 acres.

This parcel is located on the southeast corner of Avenue 128 (Tea Pot Dome) and State Route 65 (SR 65) approximately ¾ miles south of State Route 190 (SR 190). The subject site is approximately 2.78 acres in size and contains the existing service station and vacant land. The land to the north is utilized as a propane storage facility and for agricultural production; the adjacent property adjacent to the south is in agricultural production. The SR 65 right-of-way (ROW) is located immediately to the west of the site. The property across SR 65 is the Porterville Airport and agricultural production.

The proposed project would expand an existing service station to the eastern adjacent parcel. One existing pump will be removed. Five new pumps and a scale will be installed along with a new fuel island canopy. The convenience store structure and car fueling station on the 1.51 acre APN 302-123-014 which currently exists - will remain on the site. As indicated above, the only additions are the five new pumps, scale and fuel island canopy. The SR 65 expansion will remove a 13 ft. wide portion from the western side of APN 302-123-014 (approximately 3,000 sq. ft).

Caltrans is expanding SR 65 from a two lane conventional highway to a four lane expressway. The main purpose of this proposed General Plan Amendment is to provide flexibility to the property owner in order to accommodate the highway expansion that will eliminate one ingress/egress driveway to the service station. As a result of the expansion, the applicant would like to expand the service station eastward in order keep the existing business in its current location. The Caltrans project requires:

1. The intersection of Avenue 128 and SR 65 to be reconstructed,
2. Additional access control extended on Avenue 128; and
3. 13 ft. of additional right of way along the eastern right of way of SR 65.

The applicant and Caltrans are currently working on an agreement between the parties to comply with the SR 65 expansion. The western most driveway will be removed to accommodate the 13 additional feet required by Caltrans that is shown on the site plan (Attachment 3–Maps and Graphics: Site Plan).

The Board of Supervisors allowed the project to proceed as a General Plan Amendment, with the approval of General Plan Initiation No. GPI 15-002 on January 5, 2016 by Resolution No. 2016-002.

A Categorical Exemption was prepared for the Project by the Tulare County Environmental Planning Division and approved by the Environmental Assessment Officer. The proposed expansion of the commercial facility structural improvements is less than 10,000 square feet and would be considered exempt per the California Environmental Quality Act Section 15301 (e) (Existing Facilities). The expansion involves the addition of five fueling stations, scale and canopy. See Attachment 4 Planning Commission Report; Attachment 6 CEQA Exemption, for a complete description of CEQA compliance.

The Planning Commission recommended approval to the Board on May 25, 2016. See Planning Commission Resolution 9179.

III. SUPERSEDURE

This plan amendment supersedes the Porterville Area Land Use Plan, as amended, insofar as General Plan Land Use Designations are concerned, for the approximate 2.78 acre site. No other map changes are hereby made to the Porterville Area Land Use Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation on a 1.51 (302-123-014) and 1.27 portion acre (302-123-015) sites on the southeast corner of Avenue 128 (Tea Pot Dome) and State Route 65 (SR 65) approximately $\frac{3}{4}$ miles south of State Route 190 (SR 190) as follows: 2.78 acres from “Agriculture” to “General Commercial”.

V. POLICIES

There are no specific policies in the Porterville Area Land Use Plan that are modified by this amendment. All policies in the Porterville Area Land Use Plan pertaining to the mixed use designation are hereby applicable to the 2.78 portion acre site, subject to the amendment.

VI. REVIEW AND REVISION

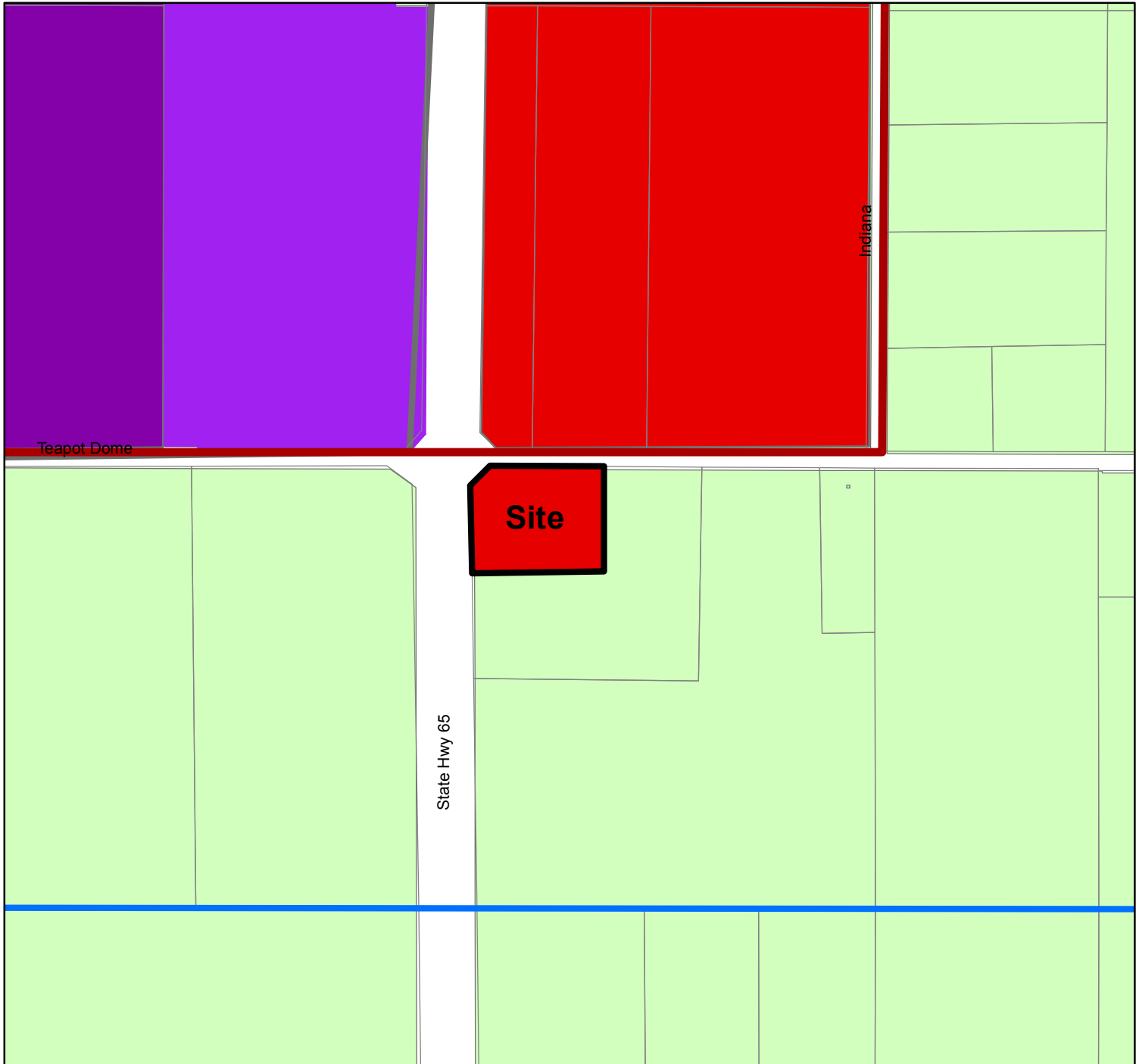
General Plan land use designations and urban boundaries are subject to periodic review.

VII. IMPLEMENTATION

Concurrent with this general plan amendment, a request to change the zoning from the AE-10 (Exclusive Agriculture-10 acre minimum) to C-2 (General Commercial) on the same 2.78 acres was adopted by the Board of Supervisors in Ordinance No. 3495 on June 28, 2016. (Reference Case No. PZ 16-001.)



General Plan Amendment Map for GPA 16-002/PZ 16-001




Owner: Nagi Mohamed Saeed
 Address: 951 Teapot Dome Ave,
 City, State, ZIP: Porterville, CA 93257
 Applicant: Nagi Mohamed Saeed
 Agent: James Winton & Associates
 Supervisorial District: 5
 Assessors Parcel: 302-123-014 (1.51 ac) & 302-123-015 (1.27 ac)


Legend

- General Commercial
- Urban Development Boundaries
- Retail Centers
- Industrial Park
- Agriculture
- Commercial
- Manufacturing
- County of Tulare Urban Development Boundary
- County of Tulare Urban Area Boundary

0 200 400 600 800 Feet

N



County of Tulare

 Geographic Information Systems