

AMENDMENT GPA 14-007

**VISALIA
AREA
LAND USE PLAN**

Approved & Adopted:

Tulare County Board of Supervisors
Resolution No. 2015-0419 – June 16, 2015

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
VISALIA AREA LAND USE PLAN
GPA 14-007**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by changing the land use designation on approximately nineteen (19.33) acres of land from “Agriculture” to “Service Commercial.”

II. BACKGROUND

The Project includes a General Plan Amendment (No. GPA 14-007) and Change of Zone (No. PZ 14-001). GPA 14-007, which amends the Tulare County General Plan to change the land use designation on a 19.33-acre parcel from “Agriculture” to “Service Commercial.” PZ 14-001 is a change of zone from the AE-20 (Exclusive Agricultural-20 acre minimum) Zone to the C-3 (Service Commercial) Zone on the same 19.33 acres.

The applicant initially applied for a General Plan Amendment with the City of Visalia in 2008. The applicant withdrew its General Plan application from the city on December 15, 2010 stemming from concerns that the site was not suitable for annexation into the city. Furthermore, the city at that time considered the project premature, as the General Plan Update was still in the beginning stages. The adopted Visalia General Plan does not include the project site within its Urban Growth Boundary (UGB) or Urban Development Boundary (UDB).

Though near the city limits at the northeast corner, the project site is not considered contiguous to the municipal boundary and cannot be annexed into the city without including surrounding property owners. As such, the applicant filed an application with the County.

The Board of Supervisors approved General Plan Initiating No GPI 12-002 on June 17, 2014 to allow the project to proceed as an application.

The proposal for the site consists of the phased construction of a 19.33 acre mini-storage facility. Phase 1 consists of 133,700 square feet; Phase 2 consists of 130,200 square feet, and Phase 3 consists of 84,600 square feet. RV storage will be used on the Phase 2 portion of the site, moving to Phase 3 as the earlier phases are constructed with the eventuality of the entire site constructed as mini storage units if necessary to meet market demands. It is possible that Phase 3 will remain as RV storage. The applicant approximates a ten-year full build-out of the entire Project site. It should be noted that the entire Project site perimeter will include a wall around the entire site as part of Phase 1.

An EIR (**State of California Clearinghouse #2014121067**) was prepared by Tulare County in accordance with CEQA Guidelines §15120 through §15131 and §15161

regulating EIRs to i) evaluate the environmental consequences of the proposed Derrel's Mini Storage Project, ii) discuss alternatives to the proposed Project, and iii) propose mitigation measures that will offset, minimize or avoid identified significant environmental impacts.

The EIR focused on issues determined to be potentially significant as discussed in the Initial Study and the public scoping process completed for this project, as well as comments received on the Notice of Preparation (NOP) circulated by Tulare County in December 19, 2014. Pursuant to CEQA Guidelines §15082, the Notice of Preparation (NOP) for the Proposed Project was circulated for review and comment on December 19, 2014 and circulated for a 30-day comment period ending January 19, 2015. A Scoping Meeting was duly noticed and held on January 7, 2015 at 5961 South Mooney Boulevard, Visalia, CA, in the Tulare County Resource Management Agency, Main Conference Room. No comments were received during this meeting. The Project will not result in any significant and unavoidable impacts on any resource. Based on the analysis contained in the EIR, no Environmental Impacts that Cannot Be Avoided and no Irreversible Impacts were identified, a Statement of Overriding Considerations was not necessary.

The Planning Commission recommended the Board of Supervisors approve General Plan Amendment No. GPA 14-007 by Resolutions 9084 (EIR) and 9085 (GPA) on May 27, 2015.

III. SUPERSEDURE

This plan amendment supersedes the Visalia Area Land Use Plan, as amended, insofar as General Plan Land Use Designations are concerned, for the approximate 19-acre site. No other map changes are hereby made to the Visalia Area Land Use Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation on a 19.33 acre site located at the northwest corner of Avenue 280 (Caldwell Avenue) and South Roeben Street, about 1/2 mile west of Road 100 (Akers Road) (APN 119-230-007), as follows: 19.33 acres from "Agriculture" to "Service Commercial."

V. POLICIES

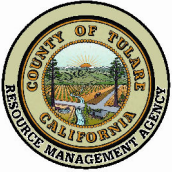
There are no specific policies in the Visalia Area Land Use Plan that are modified by this amendment. All policies in the Visalia Area Land Use Plan pertaining to the service commercial designation are hereby applicable to the 19.33 acre site, subject to the amendment.

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-20 (Exclusive Agricultural-20 acre minimum) Zone to the C-3 (Service Commercial) Zone on the same 19.33 acres was adopted by the Board of Supervisors Ordinance No. 3472 on June 16, 2015. (Reference Case No. PZ 14-001.)

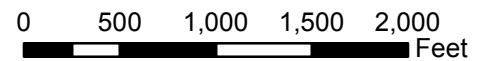


County of Tulare General Plan Map for GPA 14-007



General Plan (County)

-  Agriculture
-  City Limits
-  Rural Residential
-  Service Commercial
-  Urban Development Boundary



Amendment to GPA 92-007B Visalia General Plan Map
Board of Supervisors Resolution No. 2015-0419 adopted June 16, 2015

SITE Project Site for GPA 14-007

