

AMENDMENT GPA 07-008

**PORTERVILLE AREA LAND USE PLAN
AND URBAN BOUNDARIES**

Approved: Tulare County Planning Commission
Resolution No. 8339 – May 28, 2008

Adopted: Tulare County Board of Supervisors
Resolution No. 2008-0660 – September 9, 2008

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE PLAN AND URBAN BOUNDARIES ELEMENT
PORTERVILLE
GPA 07-008**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Porterville Area by revising the Urban Development Boundary (UDB) for Porterville and adopting a revised general plan land use designation. The amendment will expand the UDB to include approximately four acres north of the Campbell Moreland Ditch. The land use designation will change an approximately two-acre portion of the subject parcel from "Residential-Rural 5-Acre Minimum" to "Industrial".

II. BACKGROUND

The County adopted the Porterville Area Land Use Plan with General Plan Amendment No. GPA 87-06 on October 9, 1990 with Resolution No. 90-1202. The Urban Development Boundary has been expanded and general plan land use designations have been revised with subsequent amendments.

On September 18, 2007, the Board of Supervisors authorized the applicant, Steve Penn, to submit a request for a General Plan Amendment and subsequent Change of Zone on the site. This amendment is a result of approval by the Board of Supervisors of that application.

The general plan amendment has been requested to allow the approximately four-acre site to continue its existing industrial use.

III. SUPERSEDURE

This plan amendment supersedes the Porterville Area Land Use Plan, as amended, insofar as General Plan Land Use Designations and the Urban Development Boundary are concerned, for the approximately four-acre site. No other map changes are hereby made to the Porterville Area Land Use Plan.

IV. URBAN BOUNDARIES

This modification of the Porterville Urban Development Boundary (UDB) adds approximately four acres north of the Campbell Moreland Ditch to the UDB. The site is part of a parcel located at the southeast corner of South Main Street / D238 and Gibbons Avenue / Avenue 138.

V. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately two acres of the parcel located at the southeast corner of D238 / South Main Street and Avenue 138 / Gibbons Avenue, south of Porterville, from “Residential – Rural 5-Acre Minimum” to “Industrial.”

VI. POLICIES

This amendment does not supersede any portion of the text of the existing Porterville Area General Plan as established by GPA 87-006, as amended. 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 industrial uses are hereby applicable to the acres subject to the amendment.

The compatible County Zoning is M-1 (Light Manufacturing).

VII. REVIEW AND REVISION

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

VIII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning will be changed to the M-1-SR (Light Manufacturing – Site Review Combining) Zone, in order to implement the land use designation, as recommended by the Planning Commission in Resolution No. 8340 and as approved by the Board of Supervisors in Resolution No. 2008-0662, Ordinance No. 3367. (Reference Case No. PZ 07-013.)



General Plan Map

Proposed Porterville Area Land Use

Penn General Plan Amendment

GPA 07-008/PZ 07-013



- Porterville Proposed UDB
- City Limits
- Porterville General Plan
 - Agriculture
 - Industrial
 - Residential (Low Density)
 - Residential (Rural 1 Acre Min)
 - Residential (Rural 5 Acre Min)
 - Unclassified

250 0 250 500 750 1000 Feet



N



SITE Project Site for GPA 07-008/PZ 07-013

NOTICE OF DETERMINATION

TO: Tulare County Clerk
Room 105, Courthouse
Visalia, CA 93291-4593

FROM: Tulare Co. Board of Supervisors
Administration Bldg., 2800 W. Burrel
Visalia, CA 93291-4582

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.

Project Title/Case File No. PZ 07-013 Steve Penn, 20091 Road 256, Strathmore, CA 93267
GPA 07-008

State Clearinghouse No. (if any):

Lead Agency: Tulare County Resource Management Agency

Staff Contact Person: April Hill Telephone Number: 733-6291

Project Location: 81 East Gibbons Avenue, at the southeast corner of South Main Street and Gibbons Avenue, south of Porterville.

Project Description: An amendment to the Porterville Community Plan, from "Residential - Rural 5-Acre Minimum" to "Industrial" on approximately 2.16 acres of a 10.52-acre site. Also, a Change of Zone on the same 2.16 acres from the R-A-217 (Rural Residential-217,000 sq. ft. minimum) Zone to the M-1 (Light Manufacturing) Zone.

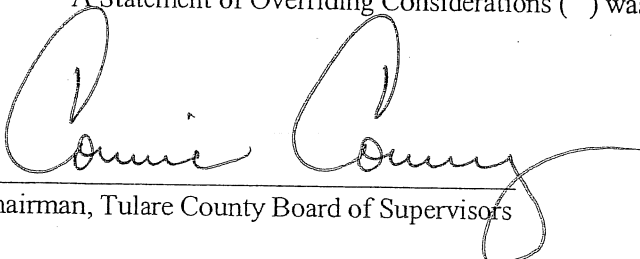
This is to advise that the TULARE COUNTY BOARD OF SUPERVISORS has approved the above described project on September 9, 2008, and has made the following determinations regarding the above described project:

- 1. The project () will (X) will not have a significant effect on the environment
- 2. () A Final Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- (X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The environmental document and record of project approval may be examined at: 5961 S. Mooney Blvd., Visalia, California 93277

3. Mitigation measures () were, (X) were not, made a condition of the approval of the project.

4. A Statement of Overriding Considerations () was, (X) was not, adopted for the project.

By: 
Chairman, Tulare County Board of Supervisors

- (X) D.F.& G. Fees Req'd
- () E.I.R.
- (X) N.D.

Filed with the Tulare County Clerk on _____, 2008.