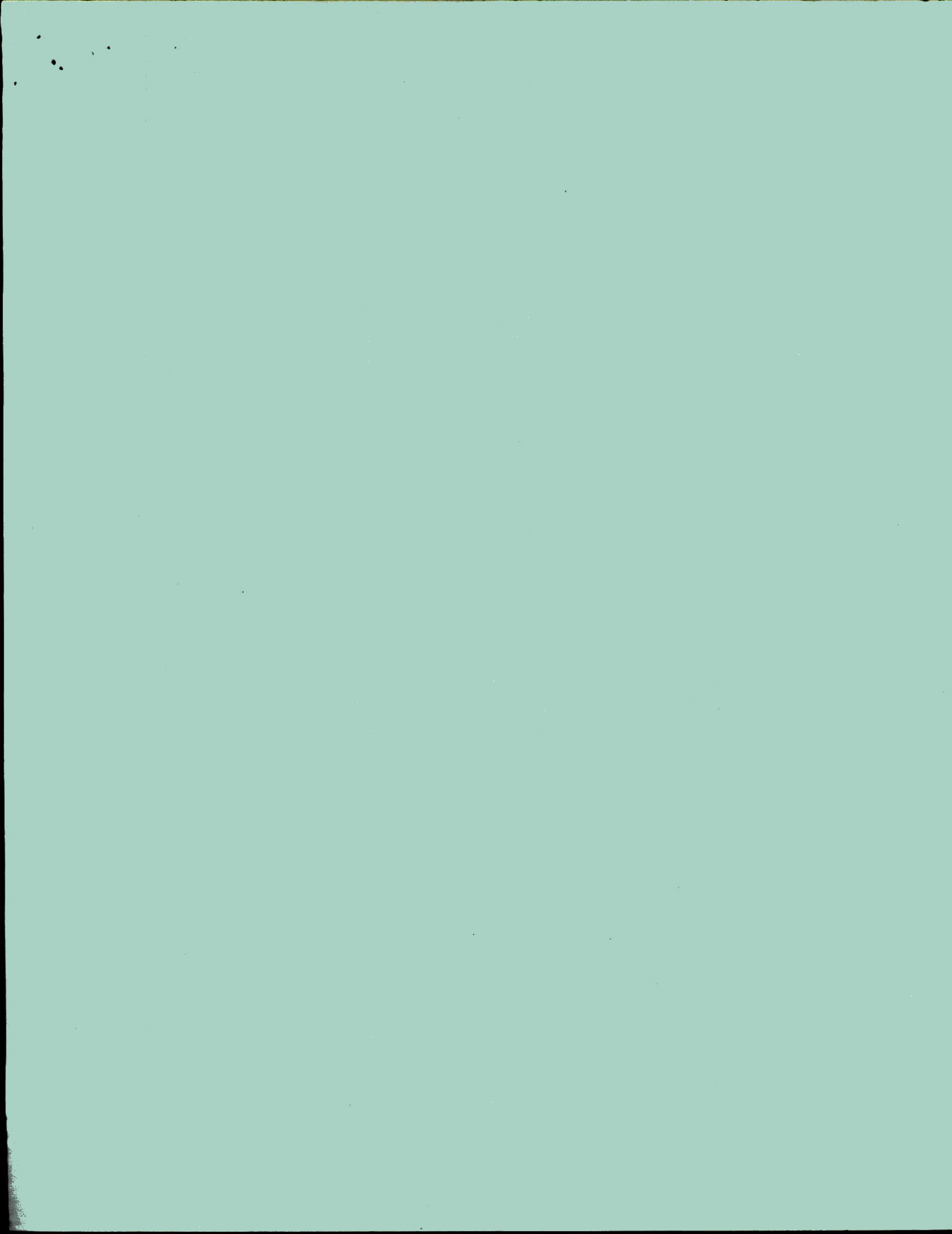


AMENDMENT 93-006

**PORTERVILLE LAND USE PLAN
URBAN BOUNDARIES**

**Approved: Tulare County Planning Commission
Resolution No. 7491 - March 27, 1996**

**Adopted: Tulare County Board Of Supervisors
Resolution No. 96-0399 - May 14, 1996**



AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
LAND USE AND URBAN BOUNDARIES ELEMENT
PORTERVILLE
GPA 93-006

I. INTRODUCTION

This document amends the Land Use and Urban Boundaries Elements of the Tulare County General Plan for the Porterville Area by revising the Urban Development Boundary for Porterville and adopting revised general plan land use designations for those areas added to the Urban Development Boundary. This document also amends the Porterville Area Plan to include the land use designation "Highway Commercial" as defined by this document.

II. BACKGROUND

The last comprehensive revision to land use and urban boundaries for the City of Porterville was adopted by the Tulare County Board of Supervisors October 9, 1990, by means of General Plan Amendment 87-06.

On October 18, 1993 the City of Porterville requested that the Tulare County Board of Supervisors review and adopt the City's update to the General Plan (City General Plan Amendment 1-93, later redesignated by the City as General Plan Amendment 1-95), adopted by the City of Porterville on October 5, 1993. In response, the Board of Supervisors authorized staff to prepare an amendment to the County's Porterville Area Land Use Plan and Porterville Urban Boundaries (GPA 93-006, authorized November 16, 1993).

III. SUPERSEDURE

This plan amendment supersedes, *insofar as General Plan Land Use Designations are concerned*, GPA 87-06 (Porterville Land Use and Circulation) for those specific areas added to the Urban Development Boundary by this amendment.

This plan amendment also supersedes the Urban Development Boundary established for Porterville by the Board of Supervisors via GPA 87-06, adopted October 9, 1990.

This plan adds to the Porterville Area Plan the County General plan land use designation "Highway Commercial". No other textual changes are made to the Porterville Area Plan.



IV. URBAN BOUNDARIES

The modification of the Porterville Urban Development Boundary (UDB) adds approximately 1200 acres to the UDB. These 1200 acres include territory in the southern, northwestern and northeastern portions of the Porterville Urban Area.

This territory is brought into the UDB to provide additional territory for urban expansion of Porterville reflective of the City's needs for the time period 1995-2015 (the UDB was originally established by GPA 87-06 for the time period 1990-2010).

V. LAND USE DESIGNATIONS

Land use designations for that territory added to the Porterville Urban Development Boundary by this amendment are described in the following section. Only those County Porterville Area Plan land use designations which are utilized by this specific amendment are discussed.

A. *Low Density Residential*

This designation is applied to those areas designated as "Low Density Residential" by the City of Porterville's Land Use Plan and within the territory added to the Urban Development Boundary by this amendment, approximately 355 acres.

B. *Rural Residential*

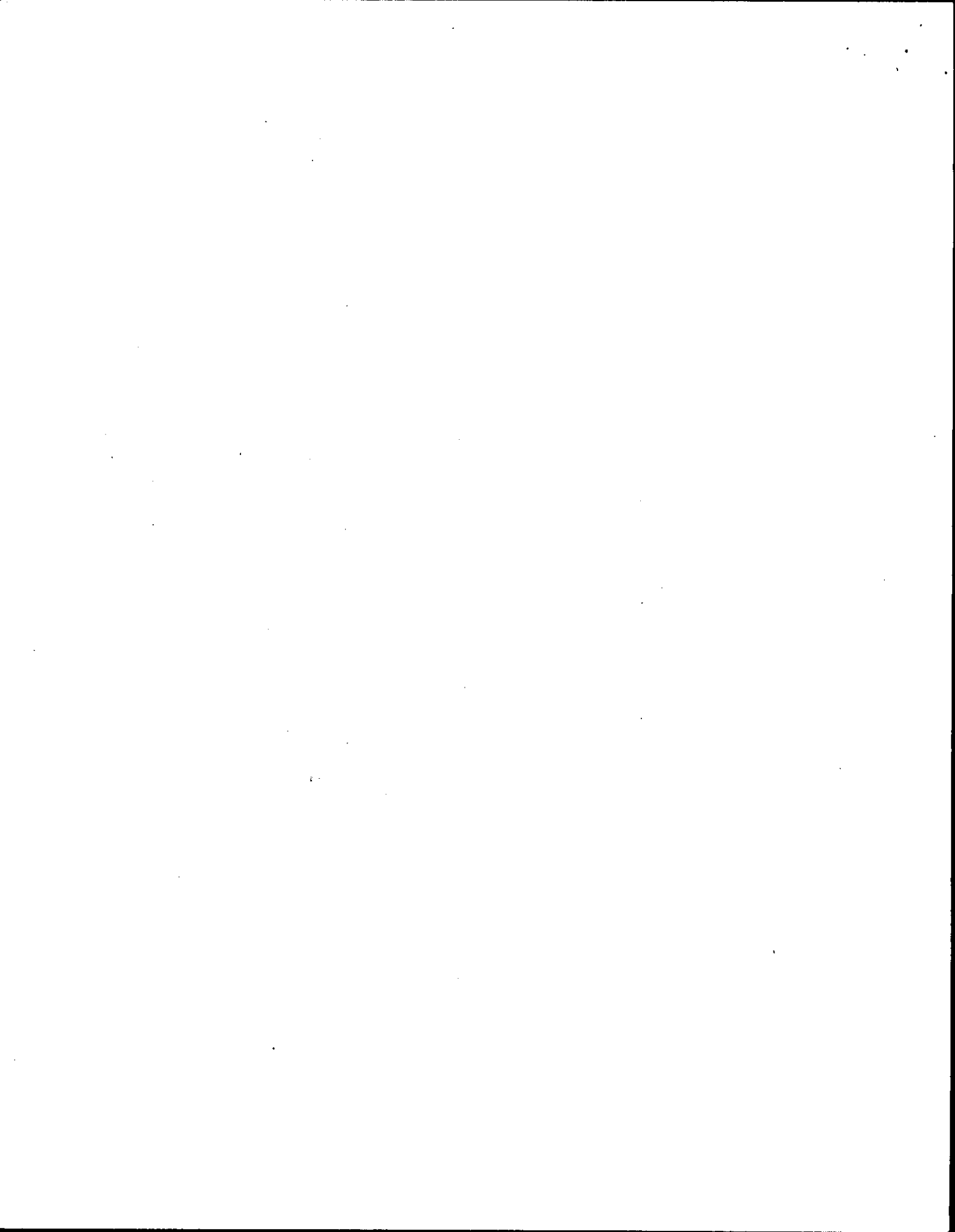
This designation is applied to those areas designated as "Rural Residential" by the City of Porterville's Land Use Plan and within the territory added to the Urban Development Boundary by this amendment, with the following exception:

The Rural Residential land use designation is not applied to the commercially-developed property located at the northwest corner of Newcomb Street and North Grand Avenue. This property retains its *Neighborhood Commercial* land use designation in accordance with its existing use.

The amount of territory designated Rural Residential by this amendment is approximately 156 acres.

C. *Highway Commercial*

Those properties adjacent to (northwest, northeast, southeast and southwest of) the intersection of State Highway 65 and Scranton Avenue are designated Highway Commercial, approximately 120 acres.



D. Industrial

This designation is applied to any area shown as "Industrial" by the City of Porterville's Land Use Plan and within the territory added to the Urban Development Boundary by this amendment, approximately 40 acres.

VI. POLICIES

This amendment does not supersede any portion of the text of the existing Porterville General Plan as established by GPA 87-06. However, the general plan is amended to include the general plan land use designation "Highway Commercial" as defined below:

Highway Commercial

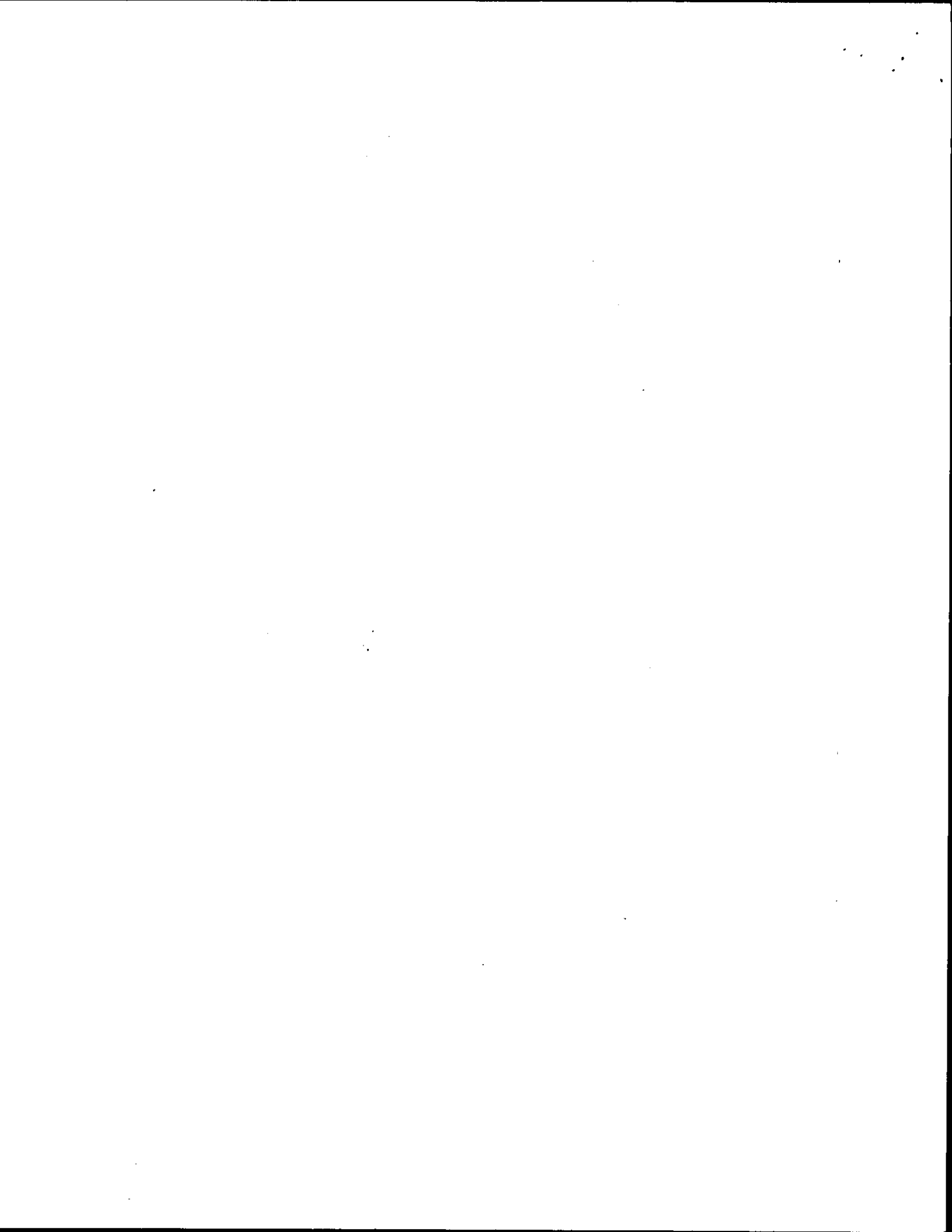
Land designated for commercial uses which cater to the traveling public, including such uses as service stations, hotels/motels, restaurants and rest stops. Highway Commercial development requires a high degree of visibility, and is therefore generally located near freeway offramps. Compatible County Zones are C-3 (Service Commercial) and AE-20 and AE-40 as holding zones.

VII. REVIEW AND REVISION

General Plan land use designations and urban boundaries are subject to periodic review subsequent to the adoption of land use and boundary updates by the City of Porterville. Review of the land use designations and boundaries adopted by GPA 93-006 will occur as the City revises its own general plan in response to the growth of the city and as changing local conditions dictate.

VIII. IMPLEMENTATION

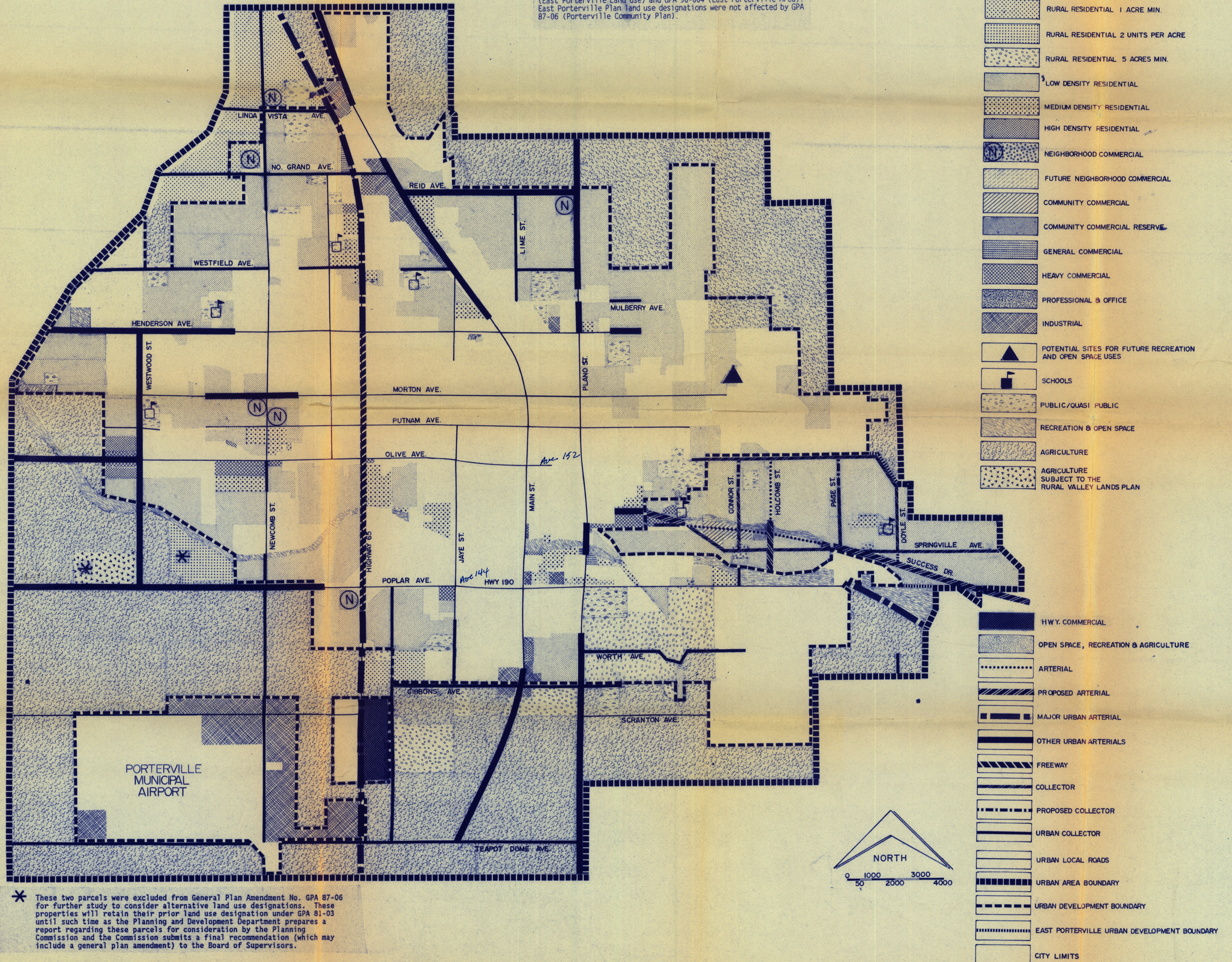
This general plan amendment will result in the application of some land use designations incompatible with existing zoning. Where existing zoning is incompatible with the land use designation changes made by this amendment, the existing zoning will be retained to "hold" the affected areas at the level of development allowed under such zoning until annexation occurs or affected property owners seek and are provided alternative zoning by the County of Tulare.



PORTERVILLE LAND USE AND CIRCULATION PLAN GENERAL PLAN AMENDMENT 87-06

This map incorporates those General Plan Land Use Designation and Urban Development Boundary changes made by GPA 93-006 (Porterville Land Use Plan/Urban Boundaries).

This map incorporates adopted land use designations within the East Porterville UDB established by GPA 82-04 (East Porterville Land Use and Circulation Plan/Urban Area Boundary) and amended by GPA 88-02 (East Porterville Land Use) and GPA 90-004 (East Porterville Area). East Porterville Plan land use designations were not affected by GPA 87-06 (Porterville Community Plan).



* These two parcels were excluded from General Plan Amendment No. GPA 87-06 for further study to consider alternative land use designations. These properties will retain their prior land use designation under GPA 81-03 until such time as the Planning and Development Department prepares a report regarding these parcels for consideration by the Planning Commission and the Commission submits a final recommendation (which may include a general plan amendment) to the Board of Supervisors.

