

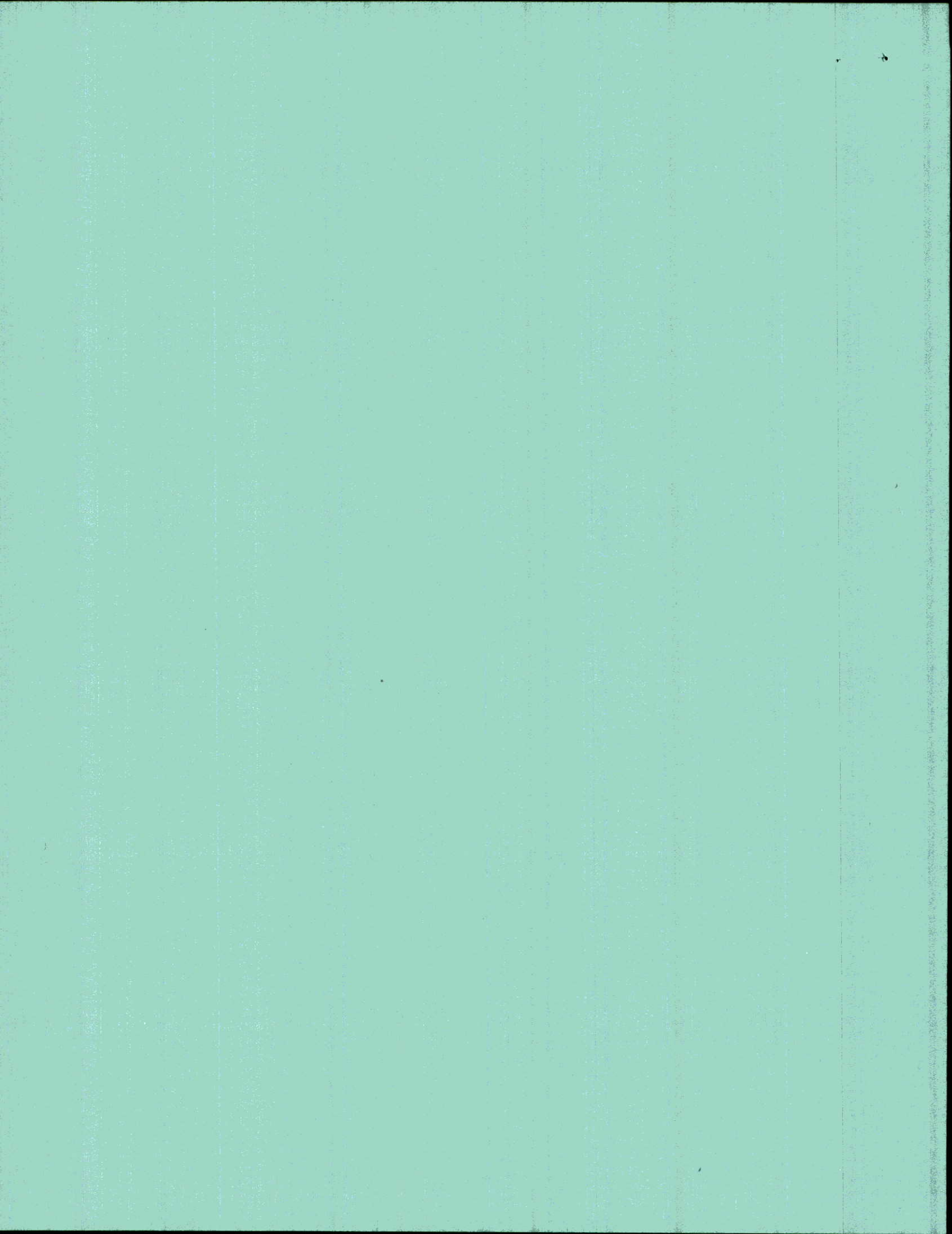
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**AMENDMENT GPA 99-003**

**PORTERVILLE LAND USE PLAN AND  
URBAN BOUNDARIES**

**Approved: Tulare County Planning Commission  
Resolution No. 7819 - December 15, 1999**

**Adopted: Tulare County Board of Supervisors  
Resolution No. 2000-167 - March 14, 2000**



AMENDMENT TO THE  
TULARE COUNTY GENERAL PLAN  
LAND USE AND URBAN BOUNDARIES ELEMENT  
PORTERVILLE  
GPA 99-003

**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 (UDB) for Porterville and adopting a revised general plan land use designation for the parcel being included within the Urban Development Boundary.

**II. BACKGROUND**

On April 16, 1999, the property owner requested the Board of Supervisors authorize the filing of a General Plan amendment to change the land use designation of the subject site from "Exclusive Agricultural" to "Heavy Commercial," or, in order to be consistent with currently utilized designations, "Highway Commercial." On June 29, 1999, the Board of Supervisors authorized the filing of the General Plan amendment application, however, in order for the amendment to be considered consistent with existing Urban Boundaries Element policies, directed that the amendment also include a proposal to adjust the UDB to include the subject site.

**III. SUPERSEDURE**

This plan amendment supersedes, *insofar as General Plan Land Use Designations are concerned*, the 1987 Porterville Land Use Element (GPA 87-006), as amended, for the subject 2.29 acres located at the northwest corner of Olive Avenue (Avenue 152) and Elderwood Avenue (Road 222).

This plan amendment also supersedes the Urban Development Boundary established for Porterville by the Board of Supervisors via GPA 93-006, adopted May 14, 1996, as it pertains to the subject site.

No other text or map changes are made to the Porterville Area Plan.

**IV. Urban Boundaries**

The modification of the Porterville Urban Development Boundary (UDB) adds the 2.29 acre site to the UDB, located at the northwest corner of Olive Avenue (Avenue 152) and Elderwood Avenue (Road 222), west of the City of Porterville



(Nanceville), and generally described as a portion of Section 29, Township 21 South, Range 27 East, MDB&M; APN: 240-070-11 (see attached map).

**V. LAND USE DESIGNATION**

The land designation for the subject site is amended to be "Highway Commercial" for the south 156 feet of the subject 2.29 acre site and "High Density Residential" for the balance of the site.

**VI. POLICIES**

This amendment does not supersede any portion of the text of the existing Porterville General Plan as established by GPA 87-006 as amended by GPA 93-006.

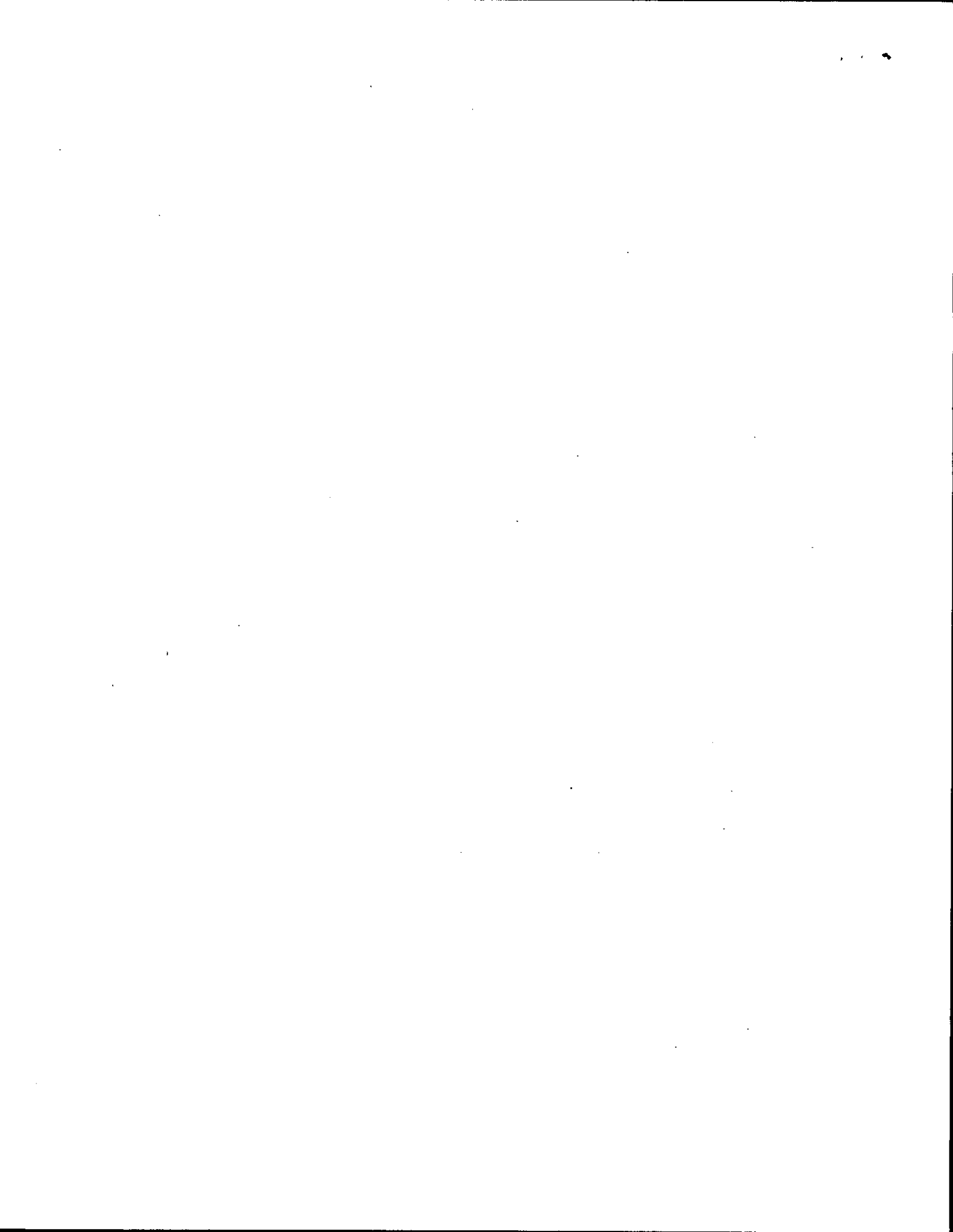
Compatible County Zonings are C-3 (Service Commercial) and C-3-SR (Service Commercial-Site Plan Review Combining) Zone for the south 156 feet of the site, and R-3-SR (Multiple Family Residential-Site Plan Review Combining) Zone for the balance of the site.

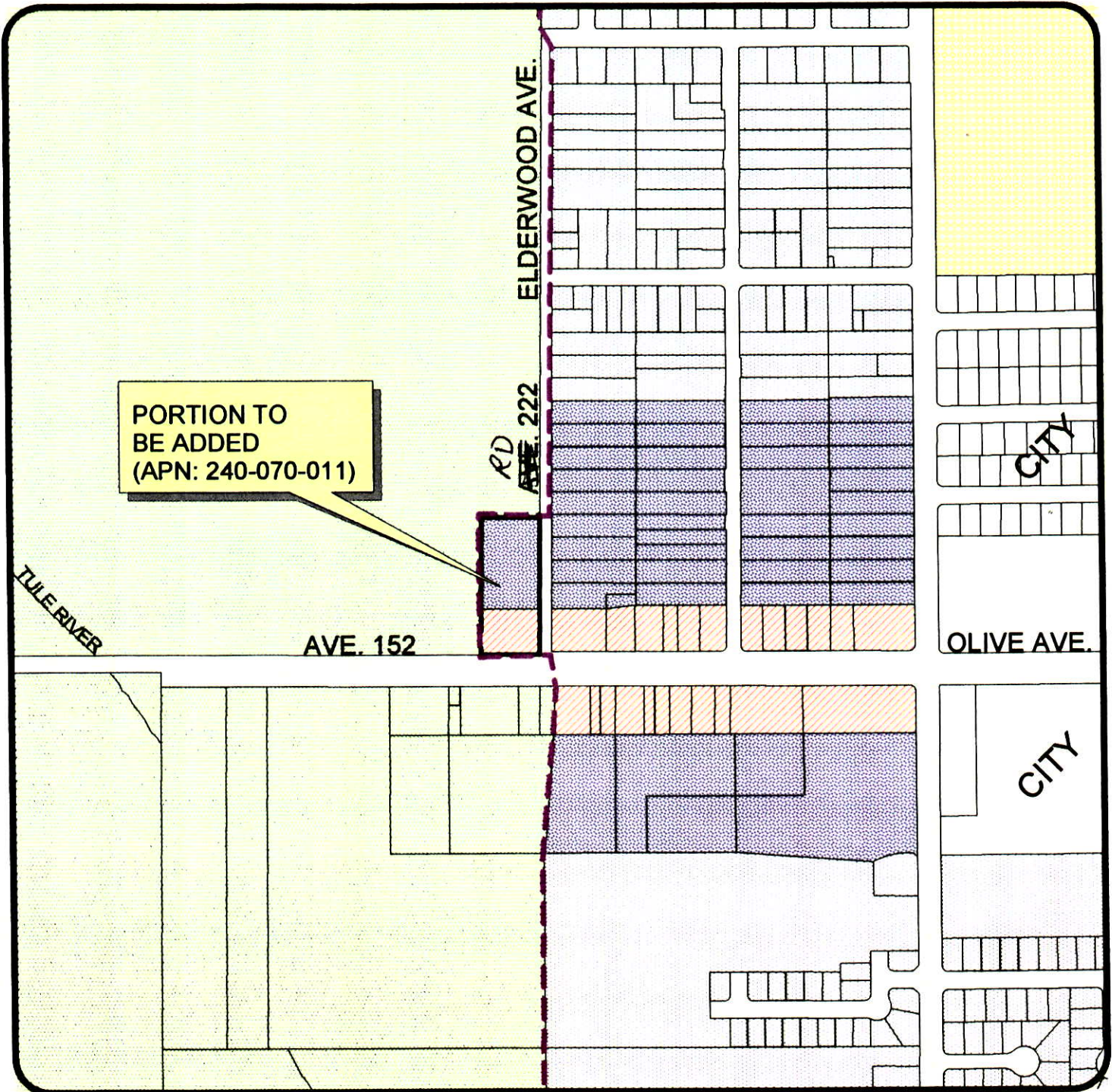
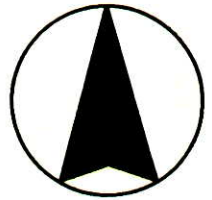
**VII. REVIEW AND REVISION**

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 will occur as the City revises its own general plan in response to the growth of the city and as changing local conditions dictate.

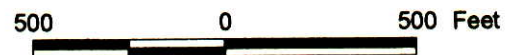
**VIII. IMPLEMENTATION**

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 7820 and as approved by the Board of Supervisors in Resolution No. 2000-168, Ordinance No. 3132.





- Porterville Urban Development Boundry
- Land Uses**
- Heavy Commercial
- High Density Residential
- Low Density Residential
- Public/Quasi Public
- Agriculture



**GENERAL PLAN MAP**  
 PZ 99-006/  
 GPA 99-003

