



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
PETE VANDER POEL
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA ATE: August 26, 2014

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

CONTACT PERSON: Celeste Perez PHONE: 559-624-7000

SUBJECT:

General Plan Initiation for a General Plan Amendment to Update the Porterville County Adopted City General Plan

REQUEST(S):

That the Board of Supervisors:

1. Approve the General Plan Initiation for a General Plan Amendment to Update the Porterville County Adopted City General Plan.

SUMMARY:

The Resource Management Agency (RMA) received a request from the City of Porterville to update the General Plan for the Porterville Area. This request corresponds directly to the adoption of Tulare County’s General Plan 2030 Update and the Memorandum of Understanding between the City and County.

The City of Porterville requested that the County use the City’s adopted General Plan as the foundational document to develop Tulare County’s Adopted City General Plan. The proposed area that will be considered for the update is included in Attachment “A” (“Proposed Plan Area”).

The proposed General Plan Amendment (GPA) is intended to update the existing "Porterville Area Community Plan" (GPA 87-06) adopted by BOS Resolution 90-1202 on October 9, 1990, as amended by several GPAs thereafter (e.g., GPA's 93-06, 97-04, 07-08, and 99-003).

Specifically, the proposed update includes an amendment to the Land Use, Planning Framework (Urban Boundaries), Transportation and Circulation, and Environmental Resources Management Elements of the GPU - Part I, and the

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Porterville Plan of Part III (Porterville Area Community Plan).

The Tulare County General Plan provides the following policy direction regarding the updating of County Adopted City General Plans:

PF-4.3 Modification of CACUABs and CACUDBs

The County may consider modification of CACUABs and CACUDBs at such time as the land use plan for a city is revised to reflect changing needs and circumstances over an extended time frame. Preservation of productive agricultural lands and operations shall be one consideration when considering such modifications. Cities may examine existing CACUAB and CACUDB lines and recommend changes to the Board of Supervisors, as appropriate.

PF-4.8 Updating Land Use Diagram in CACUDBs

Following city adoption of a General Plan update or amendment that reflects the area within a CACUDB, the County shall update Part III (Community Plans, Kings River Plan, Mountain Sub-Area Plans, and CAC General Plans), if applicable, to reflect the city's modified plan. Any unresolved conflicts between the County and city plans shall be identified for the Board of Supervisors. The County shall establish and maintain land use controls on unincorporated lands within the UDB consistent with the policies of the County General Plan.

It is anticipated that the public hearing for the update will be heard by the Planning Commission in November 2014 and by the Board of Supervisors by the end of 2014. The timing of the public hearings depends on the length of the public review and comment process. RMA will provide periodic updates to the Board of Supervisors, County Administrative Officer and County Counsel regarding the progress of this GPA. It is the County's intention to process this GPA with all reasonable speed.

Procedurally, the Planning Commission and Board of Supervisors will consider the following items at regularly scheduled meetings consistent with the law:

- (1) An Amendment of the County's Urban Development Boundary (UDB) for the City of Porterville. The intent is that the County's UDB is coterminous with the Sphere of Influence (SOI) adopted by Tulare County Local Agency Formation Commission (LAFCO). A SOI amendment must be approved by LAFCo prior to the County's adoption of the UDB for Porterville.
- (2) The City's General Plan land use designations and development policies; master plans for sewer, water, and storm drain facilities; and circulation element diagrams reflecting anticipated future streets for adoption (collectively, "City's Standards and Designations").
- (3) Any other regulations and amendments to the County's General Plan that

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will ensure regulations, land use designations, and development policies within the CACUDB for Porterville that are consistent with the City's Standards and Designations for adoption.

Based on the above discussion, it is respectfully recommended that the Board of Supervisors approve the General Plan Initiation (GPI) for a General Plan Amendment (GPA) to Update the Porterville County Adopted City General Plan.

FISCAL IMPACT/FINANCING:

The City of Porterville has agreed to pay the County for reasonable costs of processing, consideration, and adoption of the Porterville County Adopted City General Plan. The County's reasonable costs include, but are not limited to, staff time, consultant time and expenses, notice and hearing costs, and other related expenditures. The total costs shall not exceed those that would be charged reasonably to a private applicant for a comparable project application. Thus, there will be No Net County Cost to the General Fund.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

With the approval of the proposed action to update these community plans, Tulare County's five-year Strategic Business Plan can be implemented. For example, the Business Plan's Quality of Life Goal can be achieved because improved housing and infrastructure opportunities are likely to occur from updated planning. Also, the Economic Well-Being Goal can be achieved since business opportunities are likely to be facilitated through updated planning, thereby contributing to an increase in jobs, income and property value.

ADMINISTRATIVE SIGN-OFF:

Michael C. Spata
Associate Director

cc: Auditor-Controller
County Counsel
County Administrative Office (2)

Attachment: Attachment "A" - (Proposed Plan Area)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF A GENERAL PLAN)
INITIATION AMENDMENT TO UPDATE THE) Resolution No. _____
PORTERVILLE COUNTY ADOPTED CITY)
GENERAL PLAN)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD August 26, 2013, BY
THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

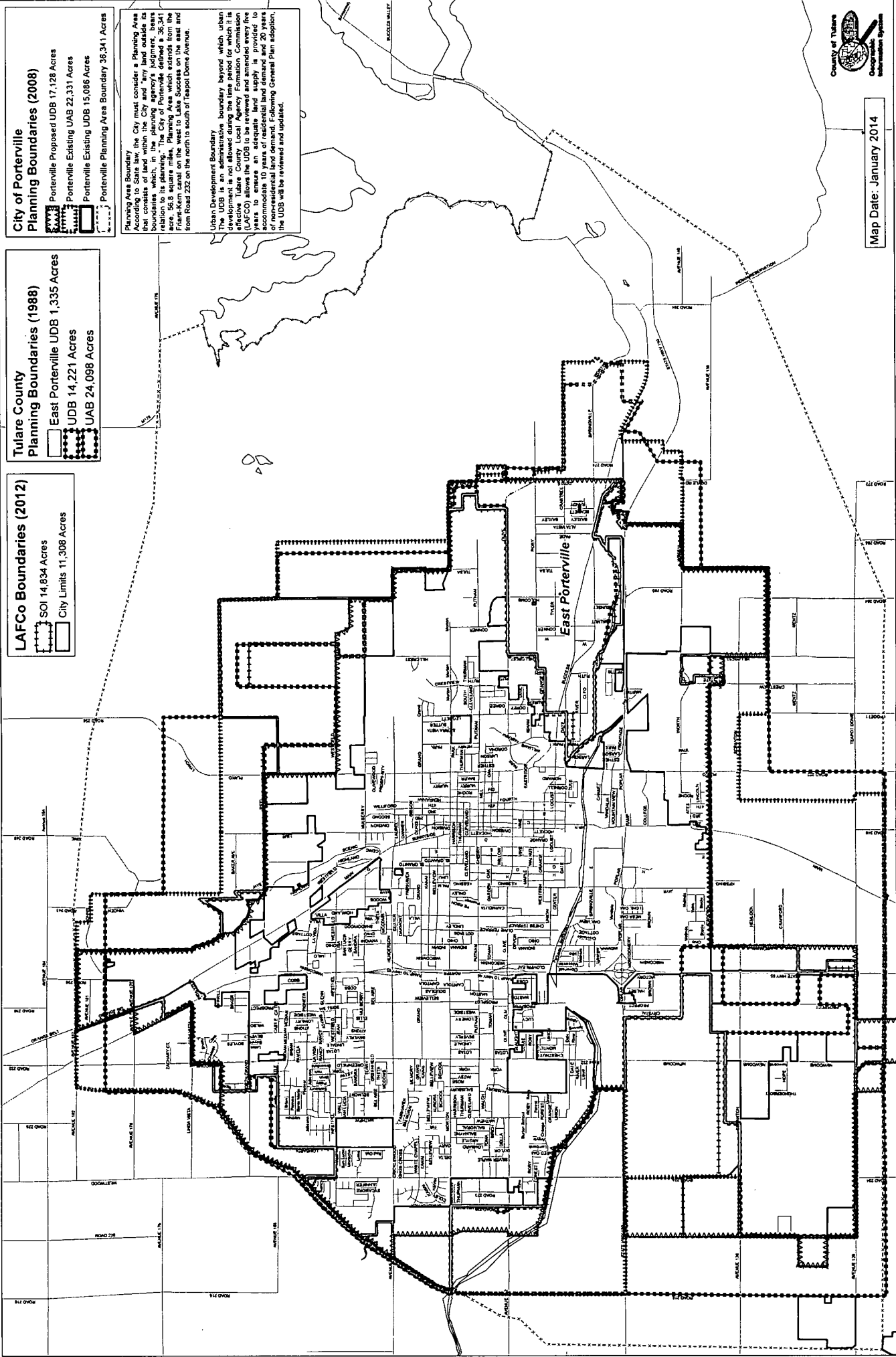
ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

Approved the General Plan Initiation for a General Plan Amendment to Update the
Porterville County Adopted City General Plan.

Attachment "A"
(Proposed Plan Area)



LAFCo Boundaries (2012)
 SOI 14,834 Acres
 City Limits 11,308 Acres

Tulare County Planning Boundaries (1988)
 East Porterville UDB 1,335 Acres
 UDB 14,221 Acres
 UAB 24,098 Acres

City of Porterville Planning Boundaries (2008)
 Porterville Proposed UDB 17,128 Acres
 Porterville Existing UAB 23,331 Acres
 Porterville Existing UDB 15,066 Acres
 Porterville Planning Area Boundary 36,341 Acres

Planning Area Boundary
 According to State law, the City must consider a Planning Area that consists of land within the City and any adjacent lands that are reasonably related to its planning. The City of Porterville defined a 36,341 acre, 56.8 square mile, Planning Area which extends from the Friant-Kern canal on the west to Lake Success on the east and from Road 232 on the north to south of Tesoro Drive Avenue.

Urban Development Boundary
 The UDB is an administrative boundary beyond which urban development is prohibited. The UDB is a boundary that is established by the County Local Agency Formation Commission (LAFCO) allows the UDB to be reviewed and amended every five years to ensure an adequate land supply is provided to accommodate 10 years of residential land demand and 20 years of commercial land demand. The UDB will be reviewed and updated.