

CITY COUNCIL AGENDA: NOVEMBER 5, 2013

SUBJECT: GENERAL PLAN REFERRAL – TULARE COUNTY MENTAL HEALTH OFFICES

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: Pursuant to Government Code Section 65402, Tulare County has requested General Plan conformance review of a proposed site for new offices for the Health and Human Service Agency's Mental Health programs. The request was received by the Planning Division on September 25, 2013. On October 9, 2013, the Project Review Committee discussed the matter with representatives from Tulare County. The facility would be located generally at the northeast corner of Grand Avenue and Porter Street east of the bowling alley, and is identified as Assessor Parcel Number 251-140-029. The County is required to carry out such referral prior to purchasing the site. At this time, the County is completing due diligence efforts for land acquisition; no construction has yet been proposed. The City is required to respond to such requests within 40 days or the proposal is deemed to conform to the General Plan. In order to comply with the timeframe, staff prepared a response relative to the definition of a proposed use and outlining the process to consider a future development at the site. The item is now being forwarded to the Council for informational purposes.

The subject site is located in the Commercial Mixed Use land use designation and zoning district. Staff's analysis concludes that the proposed use would be classified as a Social Service Facility, which could be allowed on the proposed site subject to approval of a Conditional Use Permit. As no development is proposed at this time, and any future development would require additional consideration by the Project Review Committee and the City Council, the County was provided a letter summarizing the process for development application.

RECOMMENDATION: Information only

ATTACHMENT:           1. Request letter from Tulare County  
                              2. Locator Map  
                              3. General Plan land use diagram  
                              4. Response letter

DD 50 Approp./Funded N/A CM J Report No. II-8



# COUNTY OF TULARE

## GENERAL SERVICES/PROPERTY MANAGEMENT

5953 S. Mooney Blvd.  
Visalia, CA 93277

Phone: 559-624-7240  
Fax: 559-624-1022

RECEIVED

September 23, 2013

SEP 25 2013

Community Development  
Department

Bradley Dunlap, Director  
Community Development  
City of Porterville  
291 N. Main Street  
Porterville, CA 93257

Dear Mr. Dunlap:

The County of Tulare is viewing property in Porterville (APN 251-140-029) for possible acquisition. Pursuant to Government Code Section 65402, Tulare County is requesting a general plan referral for the property. The contemplated use for the property is for Tulare County's Health and Human Services Agency's Mental Health programs. The specific programs are being implemented through funding of the California Voter approved Proposition 63 Mental Health Services Act in November 2004.

We are in the process of doing our due diligence work before committing to the property purchase. The above code section indicates the agency with an adopted general plan will respond within 40 days. Failure to respond to the request within the 40 day time "...shall be conclusively deemed a finding that the proposed acquisition...is in conformity with said adopted general plan or part thereof."

Thank you. Please let me know if you have any questions.

Sincerely,

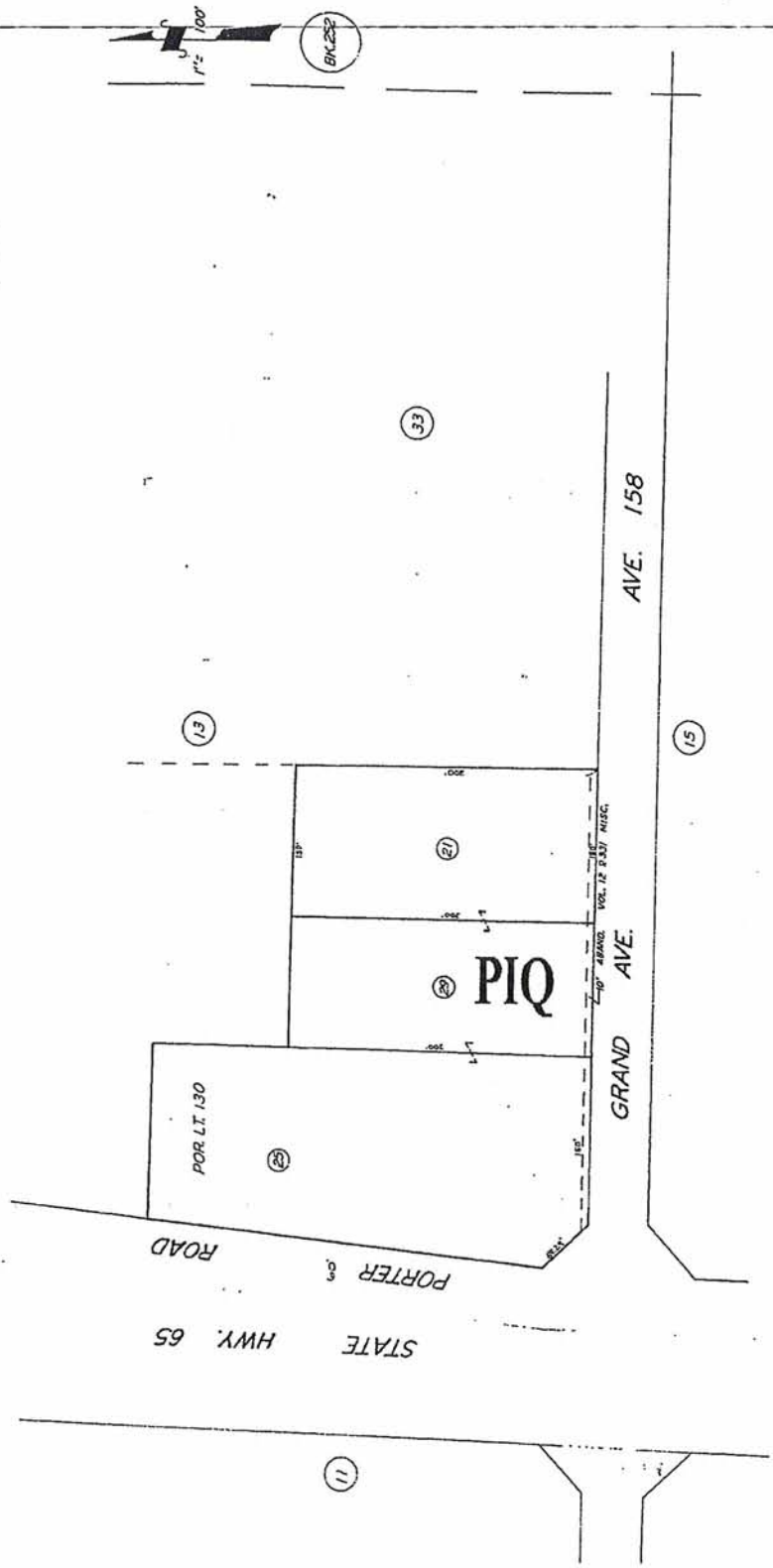
A handwritten signature in black ink that reads "Robert Newby".

Robert Newby  
Tulare County Property Manager

ATTACHMENT  
ITEM NO. 1

TAX CODE AREA 251-14  
4-000

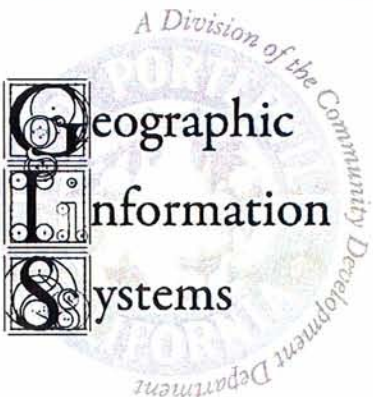
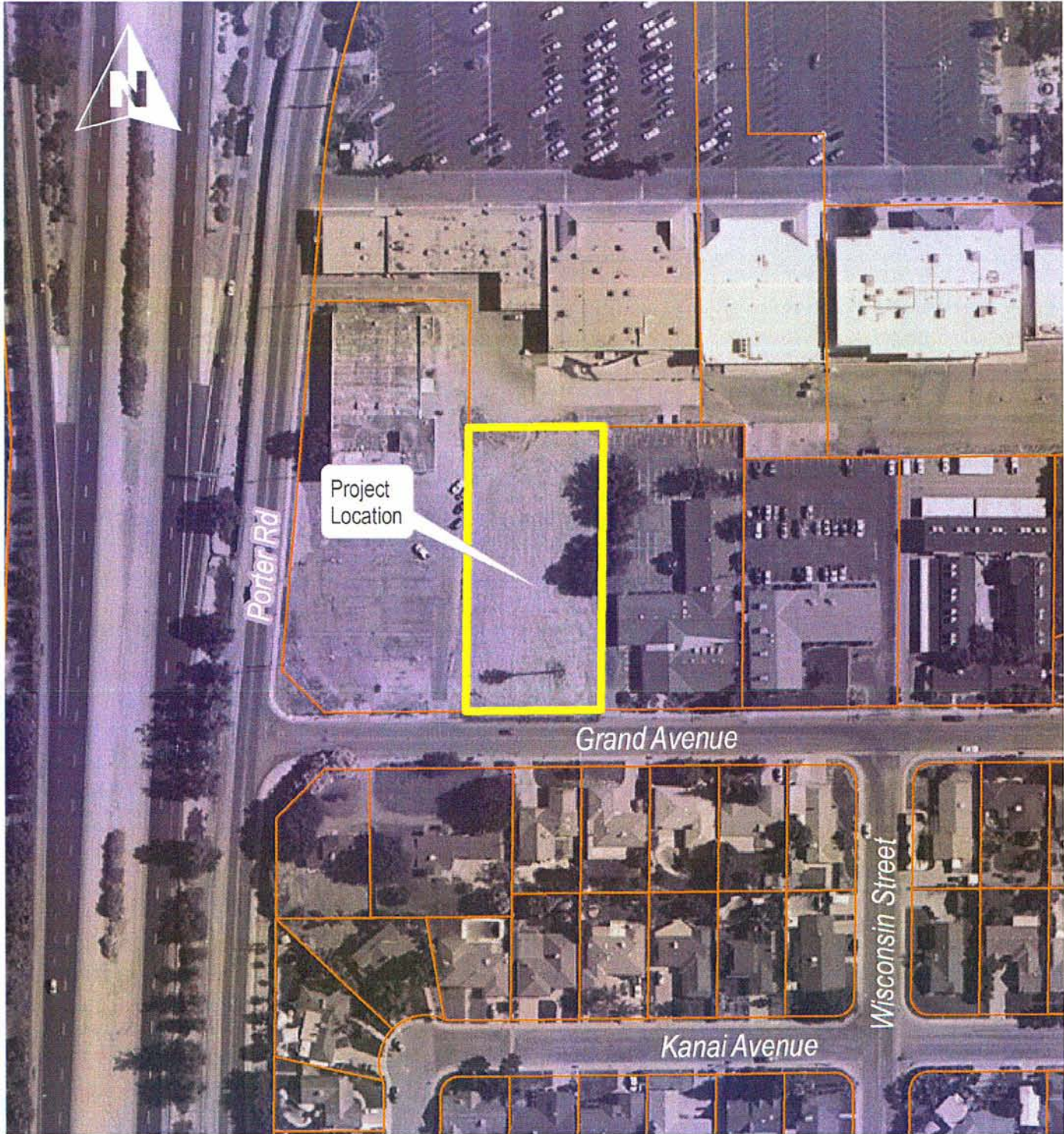
POR. S 1/2 OF NE 1/4 OF NE 1/4 SEC. 27, T. 21 S., R. 27 E., M. D. B. & M.



CITY OF PORTERVILLE  
ASSESSOR'S MAPS BK. 251, PG. 14  
COUNTY OF TULARE, CALIF.

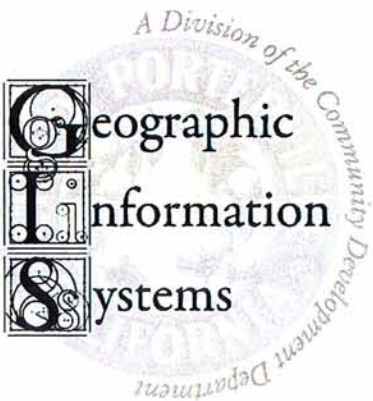
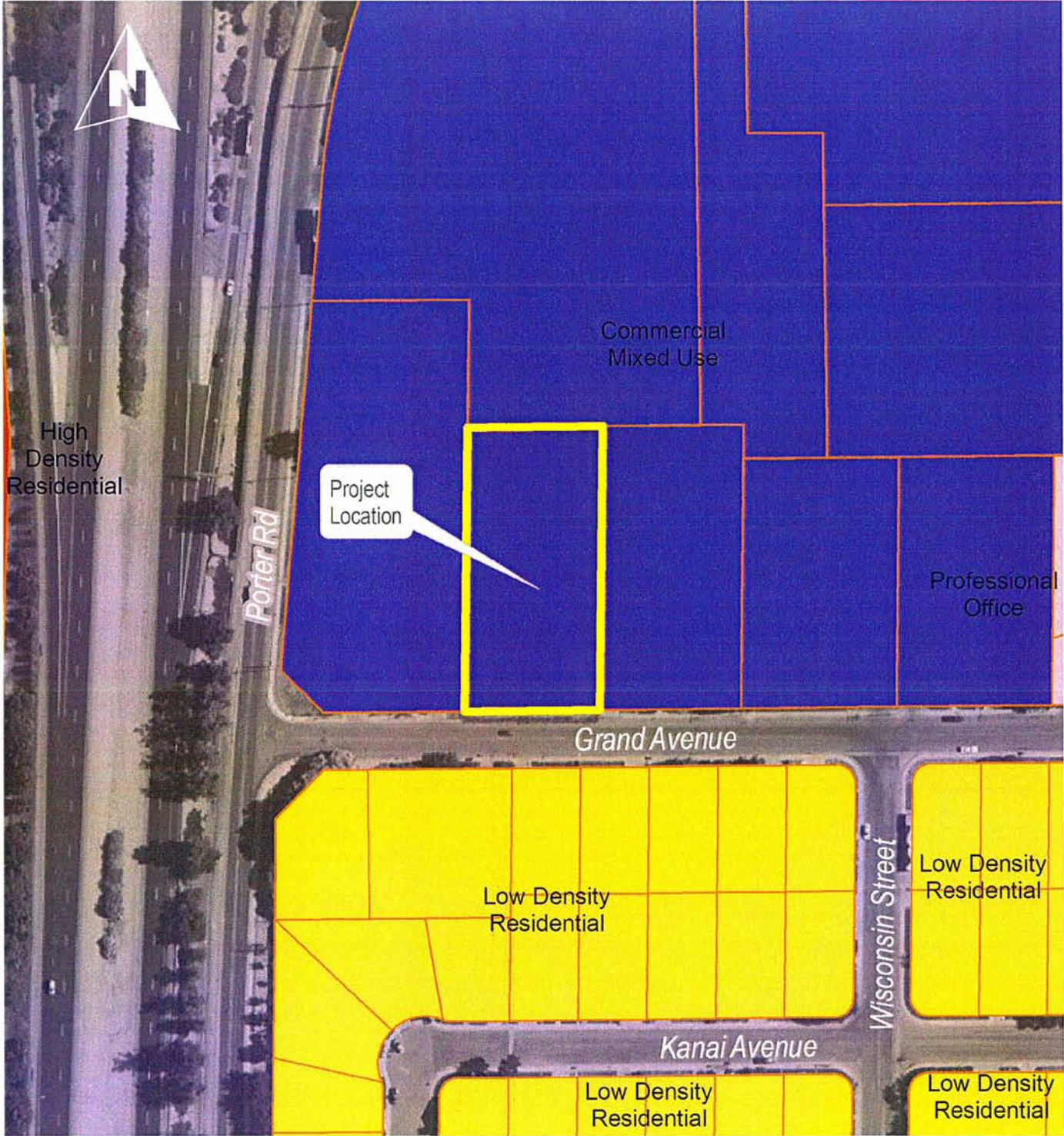
POR. PIONEER LAND CO'S. FIRST SUB. R.M. 3-34.

NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



PRC 2013-036 - General Plan Referral  
@ Grand Avenue  
Locator Map  
1" = 150 ft ATTACHMENT  
ITEM NO. 2

P:\commdev\Planning\Projects\PRC\2013\2013-036 GP Referral @ Grand & SR 65\GIS DataLocator-GP-Zoning.mxd



PRC 2013-036 - General Plan Referral  
 @ Grand Avenue  
 General Plan Land Use Map  
 1" = 150 ft. ATTACHMENT  
 ITEM NO. 3



Community Development  
Department

October 9, 2013

Resource Management Agency  
County of Tulare  
5961 South Mooney Boulevard  
Visalia, CA 93277

ATTN: Robert Newby, Tulare County Property Manager

RE: Acquisition of property (APN 251-140-029)

Dear Mr. Newby,

Thank you for the opportunity to review the possible above mentioned property acquisition. The property is located within City limits and is designated in our General Plan as Commercial Mixed Use and Zoned CMX (Commercial Mixed-Use). Tulare County's contemplated use for this property is for the Health and Human Services Agency's Mental Health programs. It should be noted that this specific use is classified as Social Services Facilities under the City of Porterville's Development Ordinance and would be subject to review and approval of a Conditional Use Permit by the City Council.

At such time as your agency is ready to proceed with physical development of the site, please submit an application to the Project Review Committee for processing. Upon development the applicant shall comply with the development standards of the Porterville Development Ordinance and shall comply with the City of Porterville Municipal Code and State Law.

We appreciate the opportunity to provide comments.

Respectfully,

Fernando Rios  
Assistant Planner

**ATTACHMENT**  
**ITEM NO. 4**