

Akers Business Park
General Plan Amendment No. GPA No. 22-003,
Change of Zone No. PZC 22-010, &
Tentative Parcel Map No. PPM 23-007.



Board of Supervisors

May 2, 2023

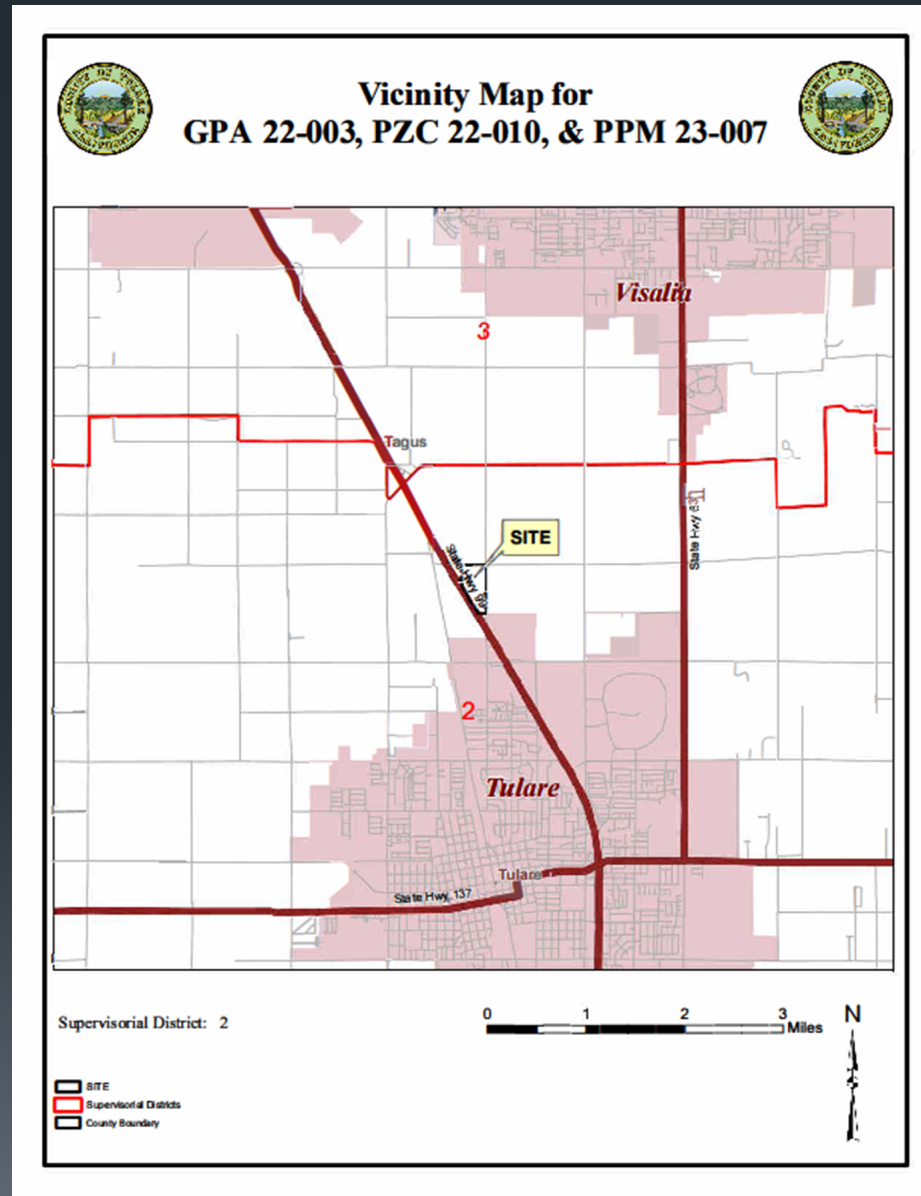
Presented by the
Tulare County Resource Management Agency



Location

The parcel is located on the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route (SR) 99, APN 149-090-006.

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**Aerial Photograph
for
GPA 22-003, PZC 22-010, & PPM 23-007**



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Owner: Michael Thomas
Address: 715 E. Oakdale Avenue
City, State, ZIP: Tulare, CA 93274
Applicant: NFDI, LLC
Agent: N/A
Supervisory District: 2
Assessors Parcel: 149-090-006

0 250 500
Feet

 SITE
 Parcels



Entitlement

4

- The applicant, NFDI, LLC, Owner: J & M Thomas Ranch, Inc.
- Request: General Plan Amendment (“GPA”) to change the Land Use Designation from “Valley Agriculture” to “Mixed Use,” a Zone Change (“PZC”) to change the Zone from AE-20 (Exclusive Agricultural – 20 Acre Minimum) to C-3-MU (Service Commercial with a Mixed-Use Overlay Zone), and a Tentative Parcel Map (“PPM”) to subdivide a 65.45-acre parcel to facilitate the development of the proposed Akers Business Park (APN: 149-090-006).
- The proposed Project is a mixed use commercial development that includes the expansion of the existing Magic Touch Recreational Vehicle Sales facility at the south end of the proposed Project (3567 N. Oaks St. Tulare, CA 93274), contractor offices, boat sales, and other related uses allowed in the C-3-MU Zone.

CEQA

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An Initial Study / Mitigated Negative Declaration (IS / MND) has been completed for this project. This project will not have a significant effect on the environment with mitigation and has been determined to be consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15063(c)(3)(D). The IS/MND can be found at:

<https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/akers-business-park/mitigated-negative-declaration-for-the-akers-business-park-gpa-22-003-pzc-22-010-ppm-23-007/>

Mitigation measures regarding Cultural and Tribal resources are being approved to bring those potential resource impacts to a level of less than significance.

CEQA (Continued)

On March 13, 2023, Golden State Environmental Justice Alliance (“GSEJA”) sent a letter to the County commenting on the IS/MND for the Akers Business Park Project. Staff found the GSEJA comment letter to be without merit, as detailed in Exhibit “B” of Planning Commission Resolution No. 10068.

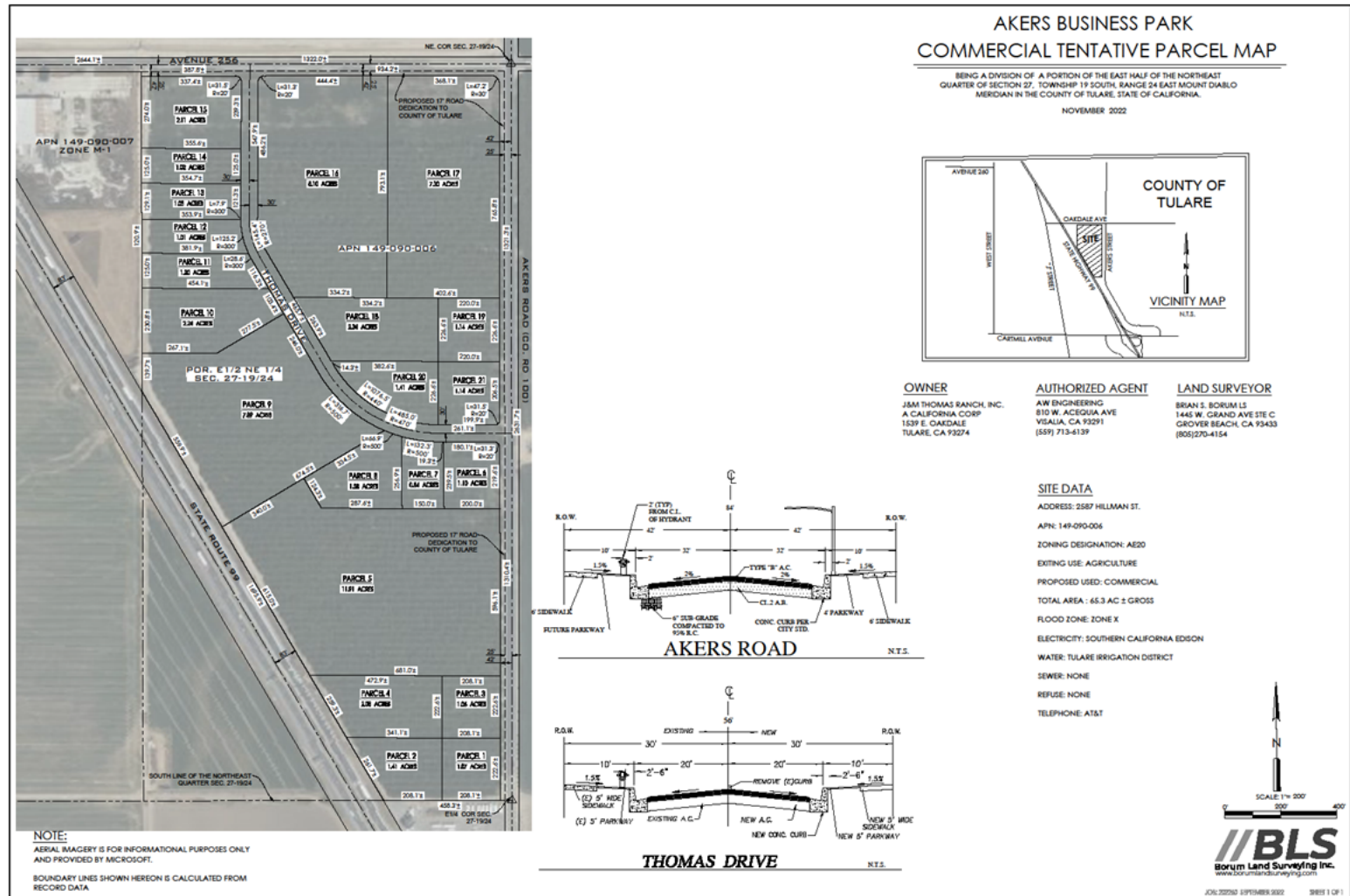
Most of the assertions are supported by nothing more than brief arguments from GSEJA’s attorney, without reference to any evidence, including no opinions or analysis from an environmental consultant or other expert that has the necessary qualifications to review the MND’s conclusion.

Staff found the IS/MND to still be the appropriate document for the project under CEQA.

Site Plan

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Exhibit "A"



Site Illustration for GPA 22-003, PZC 22-010, & PPM 23-007

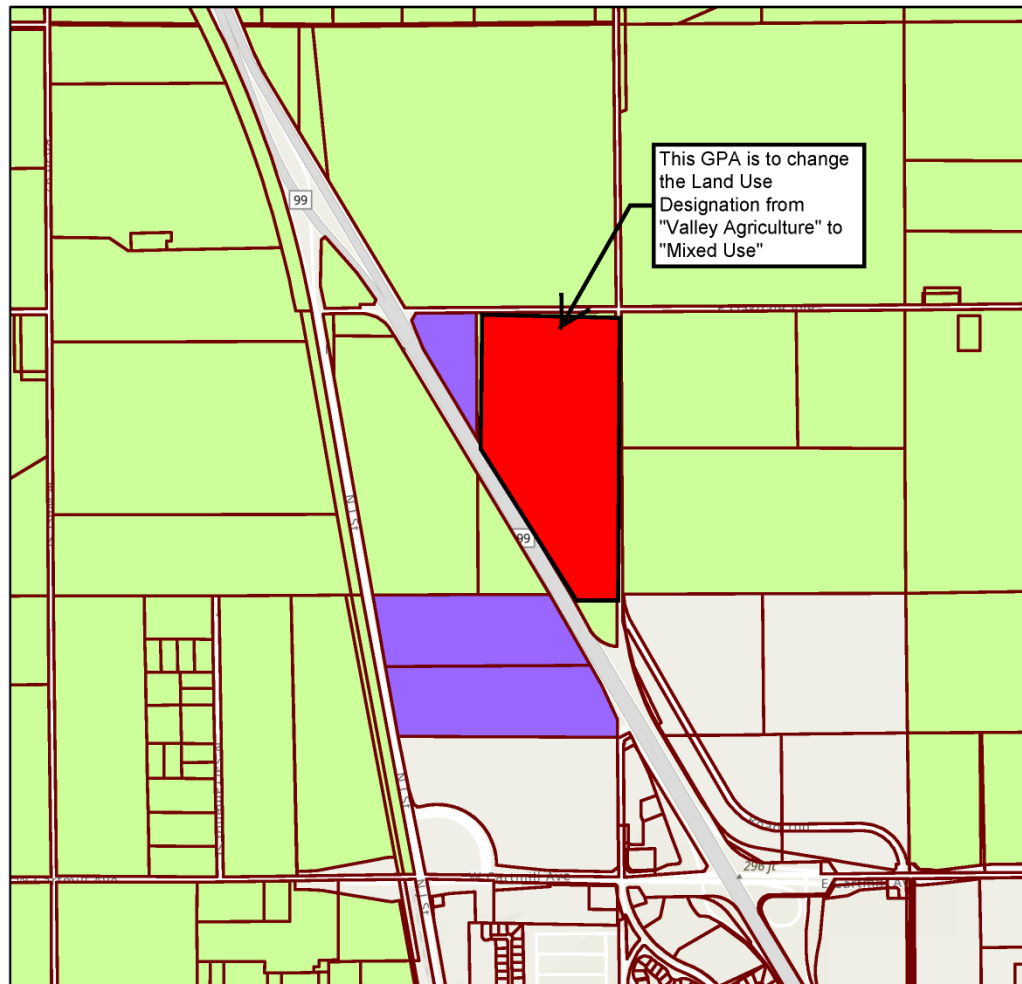


General Plan Designation For




Case Number: GPA 22-003



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Agent:
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Assessors Parcel: 149-090-006

 Agriculture
 Light Industrial
 Tulare City Limits





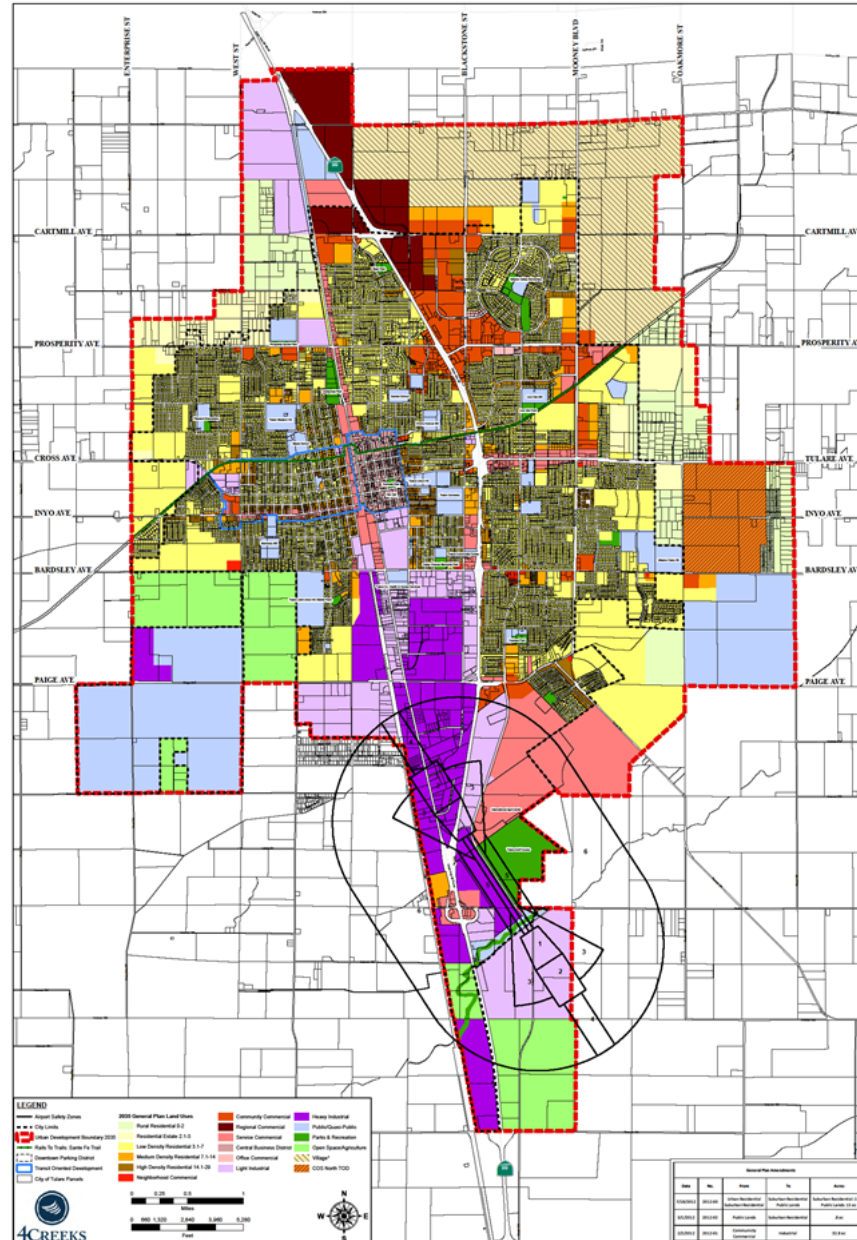
CITY OF TULARE 2035 General Plan

Updated As Of: 4/24/2015

"The General Plan Map was compiled and integrated from the most recent and accurate sources generally available at the time of publication. Please contact the Community Development Department for any interpretations or clarifications of zoning boundaries when in question."

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The City of Tulare has stated that the proposed Project is consistent with the "Regional Commercial" Land Use Designation that the City of Tulare 2035 General Plan shows for the proposed Project site.

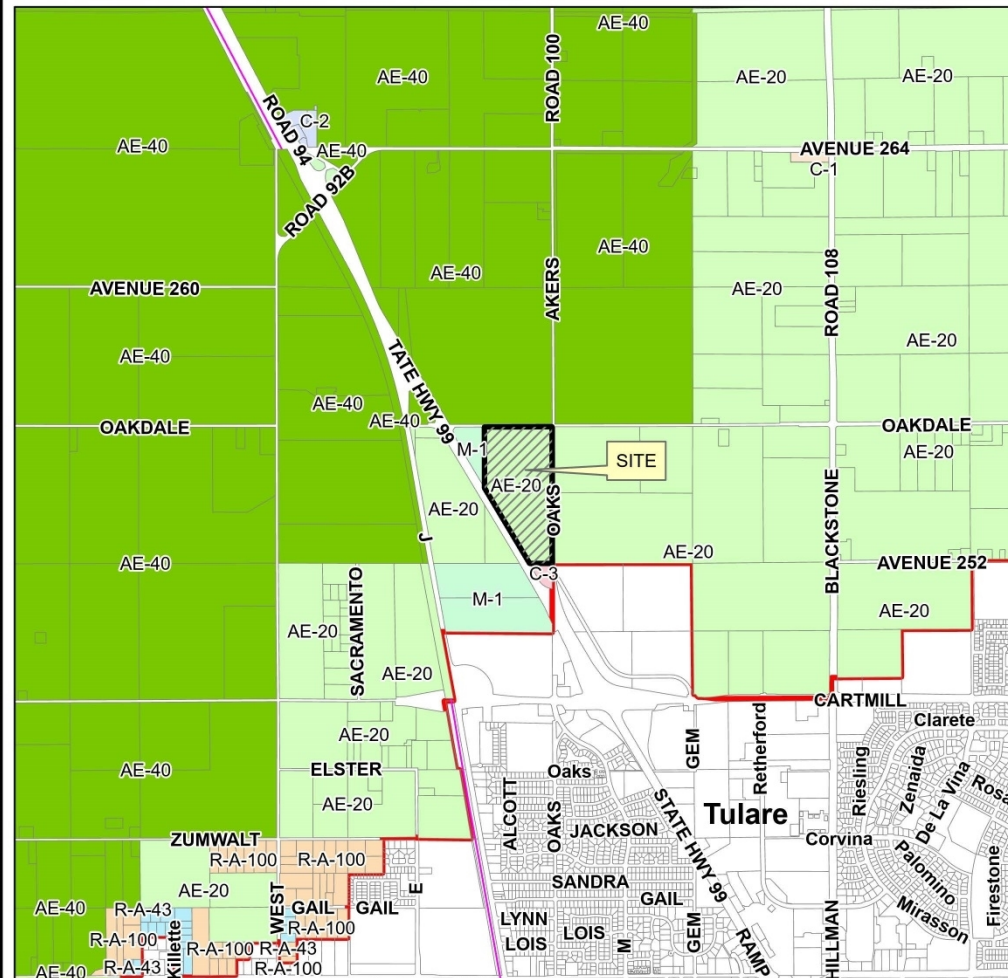




Existing Zoning Map for GPA 22-003, PZC 22-010, & PPM 23-007



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Applicant: NFDI, LLC
Agent: N/A
Supervisory District: 2
Assessors Parcel: 149-090-006

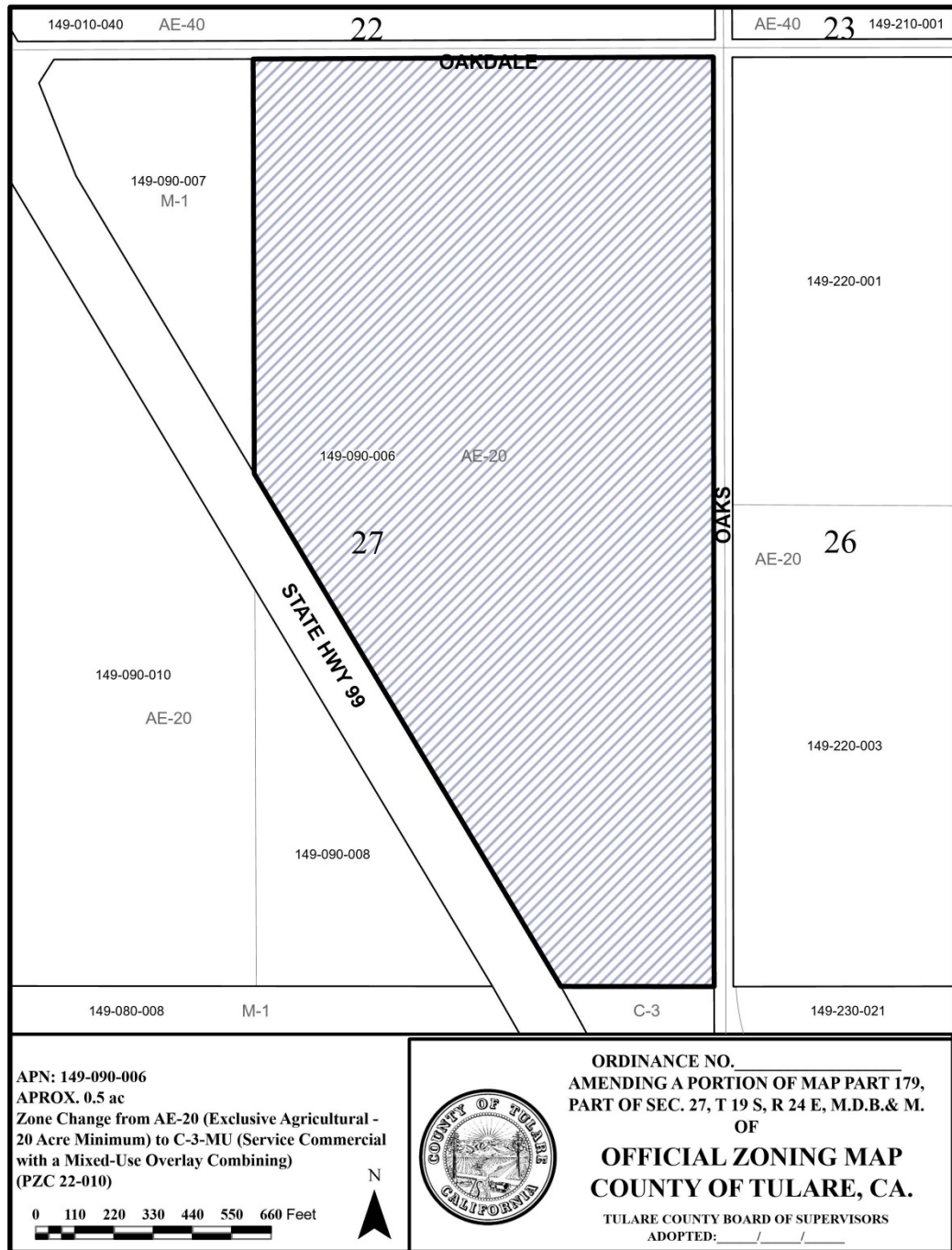
0 2,000 4,000
Feet

ZONE

AE-20	C-1	M-1
AE-40	C-2	R-A-100
	C-2-SR	R-A-43
	C-3	

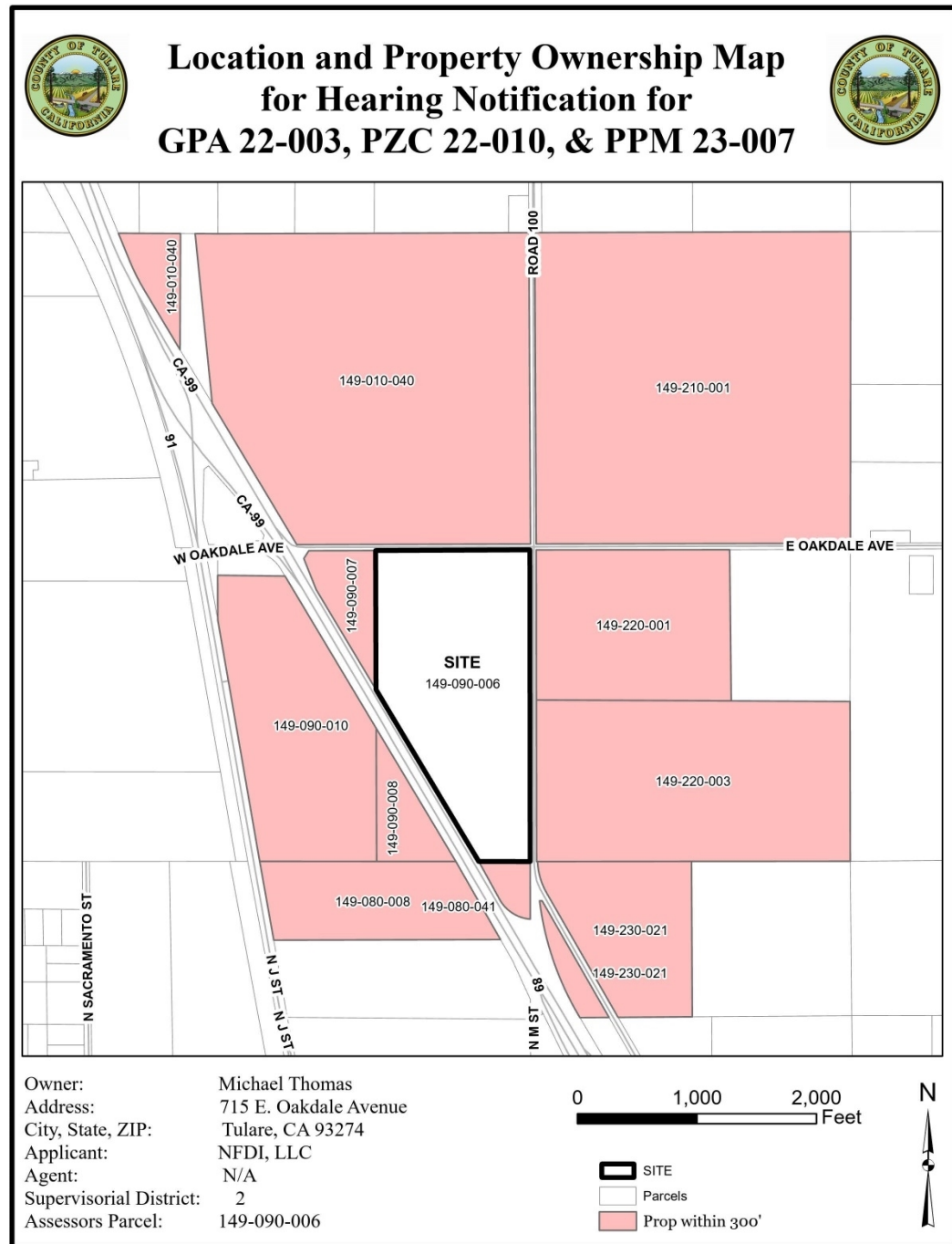


from AE-20 (Exclusive Agricultural) to C-3-MU (Service Commercial with Mixed Use Overlay)



Hearing Notification Map

- No City Comments
- Not spot zoning



1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt the Initial Study/Mitigated Negative Declaration for General Plan Amendment No. GPA 22-003, Zone Change No. PZC 22-010, & Tentative Parcel Map No. PPM 23-007 consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines pursuant to § 21082.1 of CEQA and §15070 to § 15075 of the CEQA Guidelines, as set forth in Planning Commission Resolution No. 10068.
3. Approve General Plan Amendment No. GPA 22-003, Akers Business Park, to change the County's land use designation within the Urban Area Boundary (UAB) of Tulare, on approximately 65.45-acres, from "Valley Agriculture" to "Mixed Use", located at the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route (SR) 99, APN 149-090-006, directly north of Tulare city limits as set forth in Planning Commission Resolution No. 10069.
4. Adopt an ordinance amending Paragraph B of Section 3 of Ordinance No. 352, the Tulare County Zoning Ordinance for Change of Zone No. PZC 22-010 on approximately 65.45-acres from AE-20 (Exclusive Agricultural – 20 Acre Minimum) to C-3-MU (Service Commercial with a Mixed-Use Overlay Zone), on Assessor's Parcel Number APN 149-090-006.
5. Adopt the findings of approval, as set forth in Planning Commission Resolution No. 10070, and approve Zone Change No. PZC 22-010.
6. Find that the ordinance was introduced at the Planning Commission Meeting on April 12, 2023, and was set for adoption at today's meeting.

Request (Continued)

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7. Find that the title of the ordinance was included on the published agenda, and that a copy of the full ordinance was made available to the public online and in print at the meeting before the ordinance was introduced.
8. Direct the Clerk of the Board to publish the full text of the adopted Ordinance and Amended Zoning Map for PZC 22-010, as required by law.
9. Find that the title of the Ordinance was introduced at the Planning Commission on April 12, 2023, included on the published agenda, and that a copy of the full ordinance was made available to the public online and in print at the meeting before the ordinance was introduced.
10. Adopt the findings of approval, as set forth in Planning Commission Resolution No. 10071, and approve Tentative Parcel Map No. PPM 23-007.