



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: September 18, 2018

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"/>
County Counsel Sign-Off	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: 559-624-7010				

SUBJECT: General Plan Initiation No. GPI 17-004

REQUEST(S):
That the Board of Supervisors:

Approve General Plan Initiation No. GPI 17-004 to authorize the applicants, The Phares Trust and Paul & Lynn Ramirez, to file an application for a General Plan Amendment to change the land use designation from “Mooney Corridor” to “Mixed Use” on two 1.00-acre parcels located on the east side of Mooney Blvd. (SR 63), approximately 621 feet south of Avenue 264 and the City of Visalia. Assessor’s Parcel Numbers 150-050-016 & 018.

SUMMARY:
The Tulare County Resource Management Agency (RMA) has received a request from the applicants to change the County’s land use designation within the County Adopted Urban Area Boundary (CAUAB) of Tulare, from “Mooney Corridor” to “Mixed Use” on two acres. The applicants also request a change of zone from AE-20 (Exclusive Agriculture-20 acre minimum) to C-2 (General Commercial) on the same two 1.00-acre parcels.

These parcels are located on the east side of Mooney Blvd. (SR 63), approximately 621 feet south of Avenue 264 and the City of Visalia on Assessor’s Parcel Numbers (APNs) 150-050-016 (landscape materials sales) & 150-050-018 (used automobile sales) (see Attachment 1 Maps and Graphics). Both of these uses have been grandfathered-in. There is a 14-acre parcel, adjacent to the east, which is currently being processed for a General Plan Amendment and Zone Change for Derrel’s Mini

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Storage. The land to the north is agricultural; to the south is a subdivision; and across Mooney Blvd. to the west is agriculture.

The project site is located within the CAUAB for the City of Tulare. It is noted that the City of Tulare Sphere of Influence (SOI) is located approximately 1-mile south at Oakdale (Ave 256). It is also noted the site is approximately 621 feet south of the city limits of Visalia. As such, County staff has notified and will work closely with both the City of Visalia and the City of Tulare.

County of Tulare - City of Tulare Memorandum of Understanding

Urban Area Boundary (UAB) Provisions

1. Development may occur on currently zoned non-agricultural land subject to PF 4.19 and 4.21 with exceptions listed in PF 4.18 of the proposed Tulare County General Plan (TCGP).
2. Any future development project is subject to the Rural Valley Lands Plan (RVLP) and subject to PF 4.19 and 4.21 with exceptions listed in PF 4.18 of the proposed TCGP.
3. The County will work with the City to tighten up exceptions to the AE Zone (PF 4.19 of the proposed TCGP).
4. Expansions of Agricultural Processing Facilities are subject to PF 4.19 and 4.21 of the proposed TCGP, a special use permit, city consultation and a consent to annex to the City when contiguous (PF 4.24 d the proposed TCGP).
5. Infrastructure planning as per PF 4.14 of the proposed TCGP will honor adopted City facility plans, plan lines, setback standards and facility plans.
6. Regionally Significant Projects – Deleted from General Plan Discussion.

In keeping with the County of Tulare – City of Tulare Memorandum of Understanding (MOU) (December 13, 2012), Tulare County will work cooperatively with the City of Tulare to make this project mutually beneficial and consistent with the public interest to provide economic opportunity.

Tulare County General Plan Consistency

The County's General Plan Amendment Policy provides that *the Board shall give consideration as to the public need or necessity of the amendment and whether the proposed amendment would further the goals, objectives, and policies of the general plan and not obstruct their attainment* (Policies and Procedures 391).

The General Plan Land Use designation is currently the Mooney Blvd. Concepts Plan. However, General Plan Amendment No. GPA 04-001 suspended the Mooney

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Corridor Plan and it was replaced with the Urban Boundaries Element. The General Plan 2030 Update Planning Framework Chapter replaced the Urban Boundaries Element upon its adoption in 2012. The Corridor Plan suspension remains in effect, until an alternative plan is chosen and adopted by the Board of Supervisors.

As such, the General Plan Update and the Memorandum of Understanding (MOU) provide the land use mechanism for development projects within this area. As such, the project requires consistency with the GPU Policies in the Planning Framework Element and the MOU.

The following provides a summary analysis of consistency with the following General Plan Policies:

PF-4.19 Future Land Use Entitlements in a CACUAB

As an exception to the County policies that the Rural Valley Lands Plan (RVLP) does not apply within CAUDBs and is only advisory within CAUABs, the County may work with an individual city to provide that no General Plan amendments or rezonings will be considered to change the land use designation or zoning classification of any parcel within a CAUAB unless appropriate under the requirements of the RVLP or similar checklist or unless the County has worked with the city to identify and structure an acceptable alternative General Plan land use designation or zoning reclassification.

A RVLP Parcel Evaluation was performed for the project site. After all the factors were applied to the parcel, the project received a preliminary RVLP evaluation of 4 points. According to **Policy RVLP-1.4 “Determination of Agriculture Land”**, if the number of points accumulated is eleven (11) or less, the parcel may be considered for nonagricultural zoning. (See Attachment 2 - RVLP Checklist).

Factors to be considered include, but are not limited to: (1) the project will use urban development standards of the City of Tulare where applicable; (2) consent to annex; (3) follow city street/utility setbacks requirements; (4) allow for the maximum Caltrans setback distance of approximately 78’ from centerline to allow for the widening of Mooney Blvd.; and (4) provide economic opportunity for the area.

Thus, by meeting the above criteria, the proposed GPA and project are consistent with the Tulare County General Plan; would further the goals, objectives and policies of that Plan, and would not obstruct their attainment.

Requested Land Use Designation – Mixed Use (MU)

This designation establishes areas appropriate for the planned integration of some combination of retail; office; single and multi-family residential; hotel; recreation; limited industrial; public facilities or other compatible use. Mixed Use areas allow for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use on one parcel to a cluster of uses. These areas are intended to provide flexibility in design and use for contiguous

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parcels having multiple owners, to protect and enhance the character of the area. The consideration of development proposals in Mixed Use areas should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts.

Tulare County Zoning Consistency

Applicants request that the zone district be changed concurrently with the General Plan Amendment. Currently, the parcels are zoned AE-20 (Exclusive Agriculture – 20 acre minimum). The proposed zone is C-2 (General Commercial). The General Commercial Zone is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sale. This zone also allows those uses in the C-1 (Neighborhood Commercial), R-3 (Multi-Family), R-2 (Two Family), and R-1 (Single-Family) Zones.

The existing commercial uses would be compatible with the C-2 Zone because they are retail facilities.

Consultation Notices

As part of the preparatory process, the County sent consultation notices on August 6, 2018 to both the City of Visalia and the City of Tulare. This is part of a County-City cooperative process regarding the Memorandum of Understanding between the entities. The City of Tulare did provide a “no comment” letter (Attachment 3).

Conclusion

Based on factors listed above, it can be concluded that the proposed GPA (1) will be consistent with Tulare County’s General Plan; (2) will promote the public interest as these facilities already exist in the Planning Area; and (3) the proposed project will further the goals, objectives, and policies of the Tulare County General Plan; and will not obstruct their attainment.

Accordingly, it is respectfully submitted that the proposed GPI should be approved. However, approval of this GPI in no way guarantees that the ultimate project will be approved. Instead, approval of this GPI simply allows the application for the General Plan Amendment and Change of Zone to be processed according to the County’s land entitlement procedures.

ENVIRONMENTAL SUMMARY:

A categorical exemption, Section 15301, Class 1 pertaining to existing facilities, will be prepared for the GPA and PZC.

FISCAL IMPACT/FINANCING:

No Net County Cost to the General Fund.

The applicants cost for a General Plan Amendment and Zone Change is an initial deposit of \$5,000 to the RMA. Additional fees of \$100 per hour may be charged, if

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DATE: September 18, 2018

actual cost of processing the application exceeds the deposits. CEQA documentation and compliance for the project is also charged at a full cost recovery basis.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the "Economic Well Being Initiative - to promote economic development opportunities, effective growth management and a quality standard of living". The authorization to initiate the requested general plan amendment application helps fulfill this initiative by the following:

- Providing economic development during the construction phase as well and jobs creation as part of this project; and
- Providing effective growth management by allowing urban uses that are consistent and harmonious; and
- Providing a higher quality of life by providing jobs and services to the establishments of the County.

ADMINISTRATIVE SIGN-OFF:



Aaron R. Bock, MCRP, JD, LEED AP
Interim Assistant Director
Economic Development & Planning



Michael Washam
Associate Director



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment 1 - Maps and Graphics
Attachment 2 - RVLP Checklist
Attachment 3 - Correspondence

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

IN THE MATTER OF GENERAL PLAN) Resolution No. _____
INITIATION NO. GPI 17-004)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD
OF SUPERVISORS, AT AN OFFICIAL MEETING HELD SEPTEMBER 18, 2018, BY
THE FOLLOWING VOTE:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST: MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

That the Board of Supervisors:

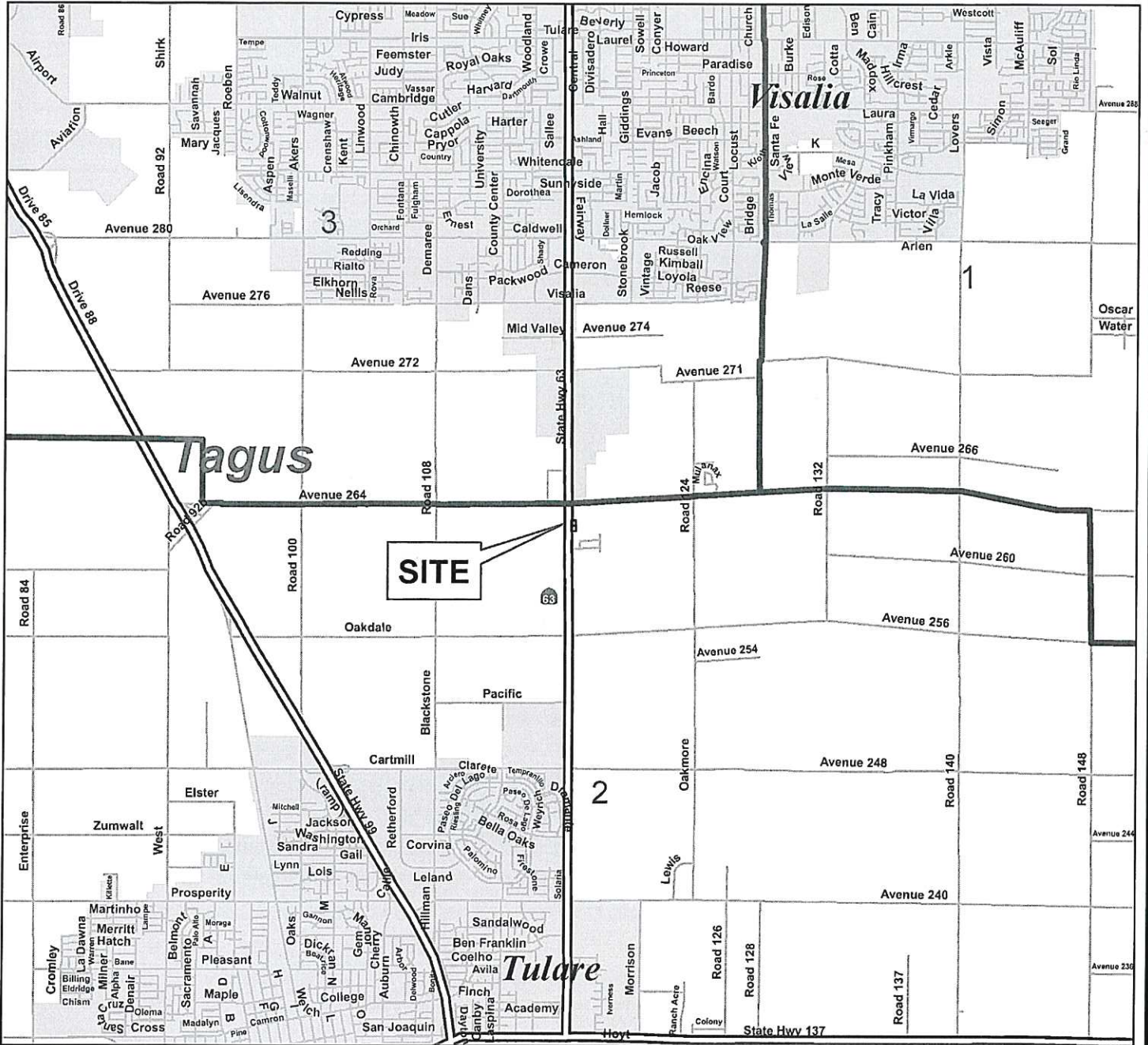
Approved General Plan Initiation No. GPI 17-004 to authorize the applicants, The Phares Trust and Paul & Lynn Ramirez, to file an application for a General Plan Amendment to change the land use designation from "Mooney Corridor" to "Mixed Use" on two 1.00-acre parcels located on the east side of Mooney Blvd. (SR 63), approximately 621 feet south of Avenue 264 and the City of Visalia. Assessor's Parcel Numbers 150-050-016 & 018.

Attachment 1

Maps and Graphics



Vicinity Map for GPI 17-004



Supervisory District: 2

-  SITE
-  Supervisory Districts





Aerial Photograph for GPI 17-004



Owner: Paul & Lynn Ramirez and
The Phares Trust c/o Robert &
Mary Lynn Phares
Address: 26300 N. Mooney Blvd.,
City, State, ZIP: Tulare, CA 93274
Applicant: same
Agent: John C. Antonino
Supervisorial District: 2
Assessors Parcel: 150-050-016 & 018

0 250
Feet

SITE
 Parcels

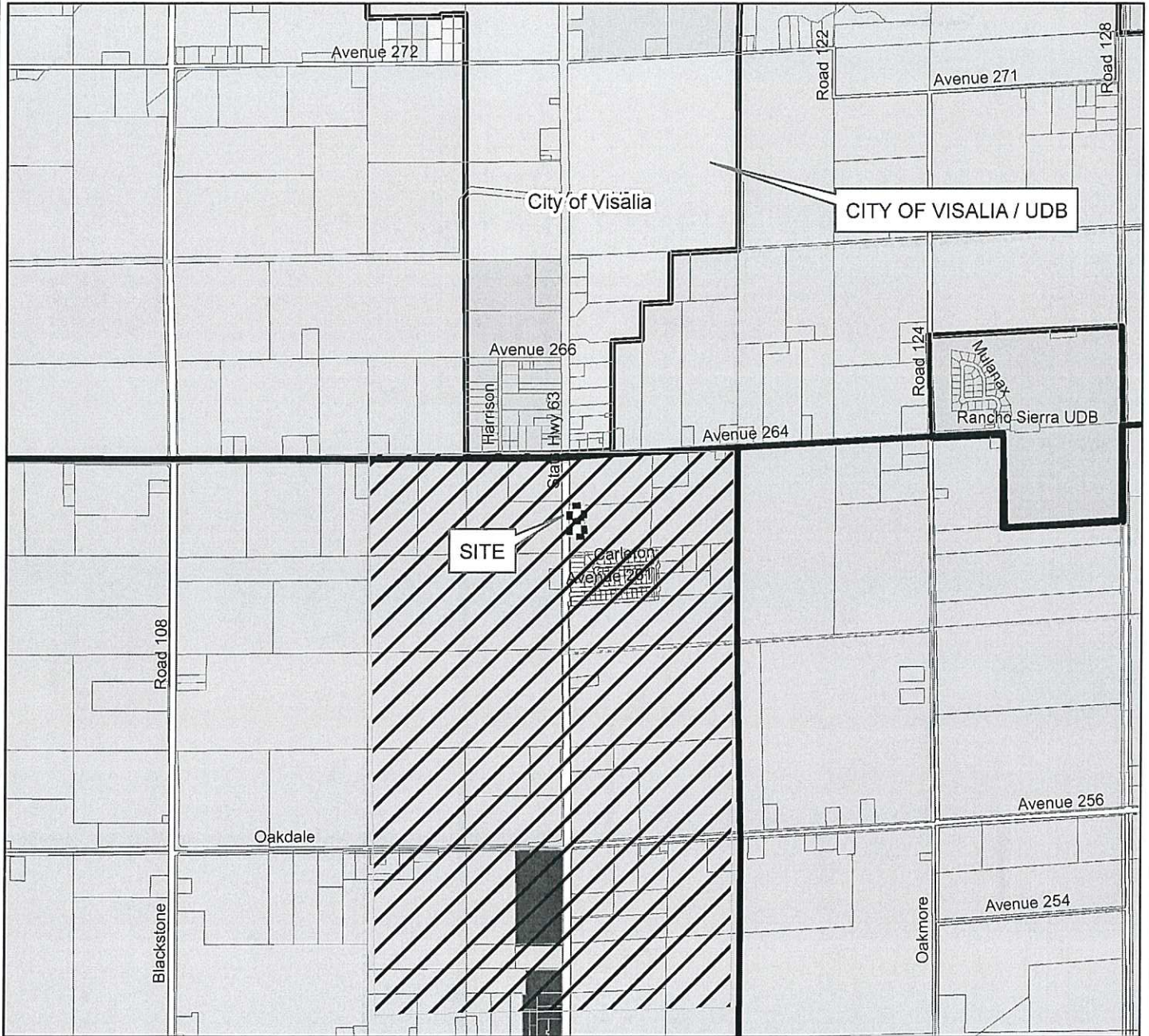
County of Tulare

Geographic
Information Systems





Existing Land Use Plan Map for GPI 17-004



Legend

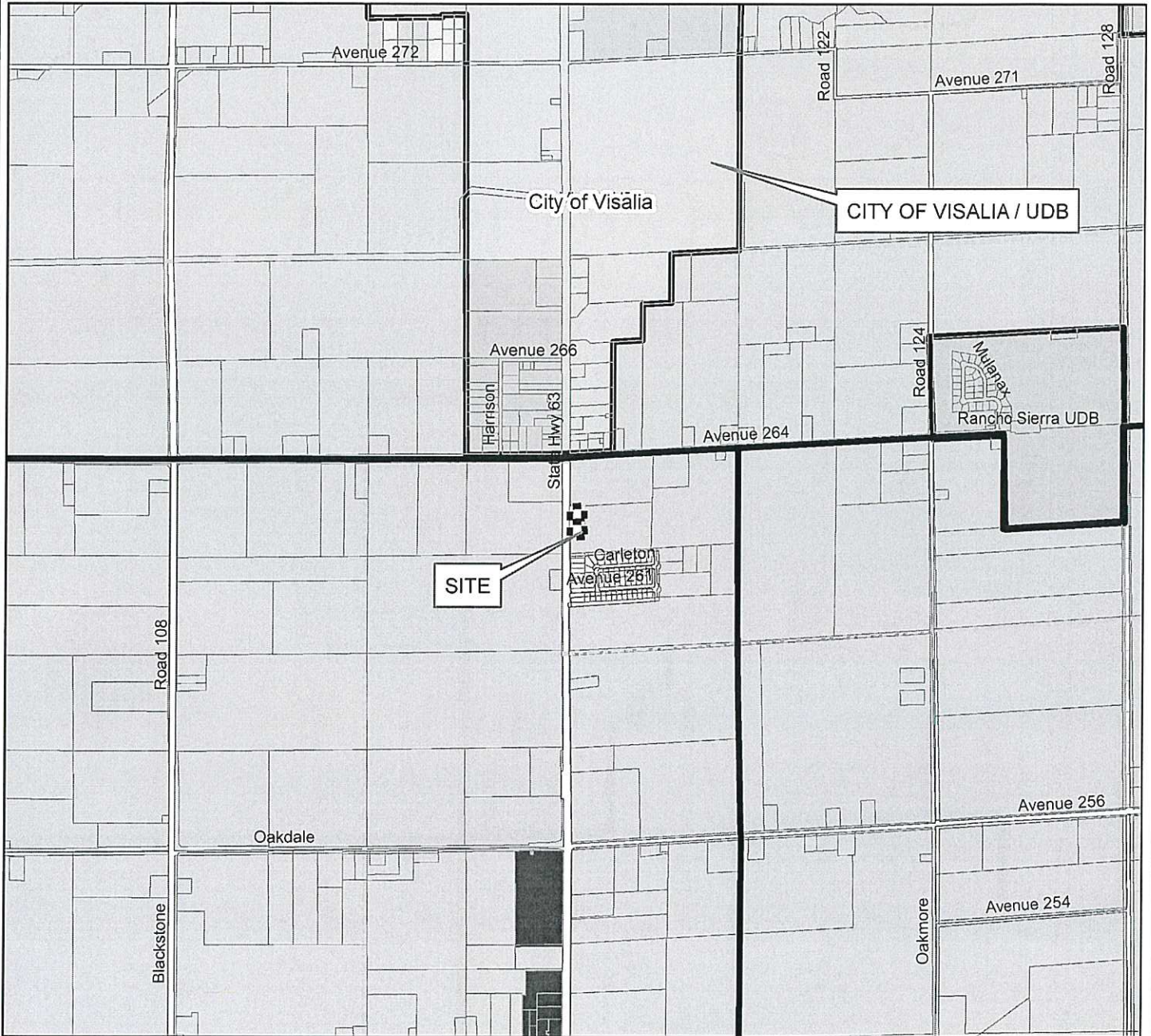
-  Site
-  Urban Area Boundaries
-  City Limits
-  Urban Development Boundaries

Land Use (Gen. Zoning)

-  Agriculture
-  Commercial
-  Manufacturing
-  Residential
-  Mooney Corridor



Proposed Land Use Plan Map for GPI 17-004



Legend

- Site
- Urban Area Boundaries
- City Limits
- Urban Development Boundaries

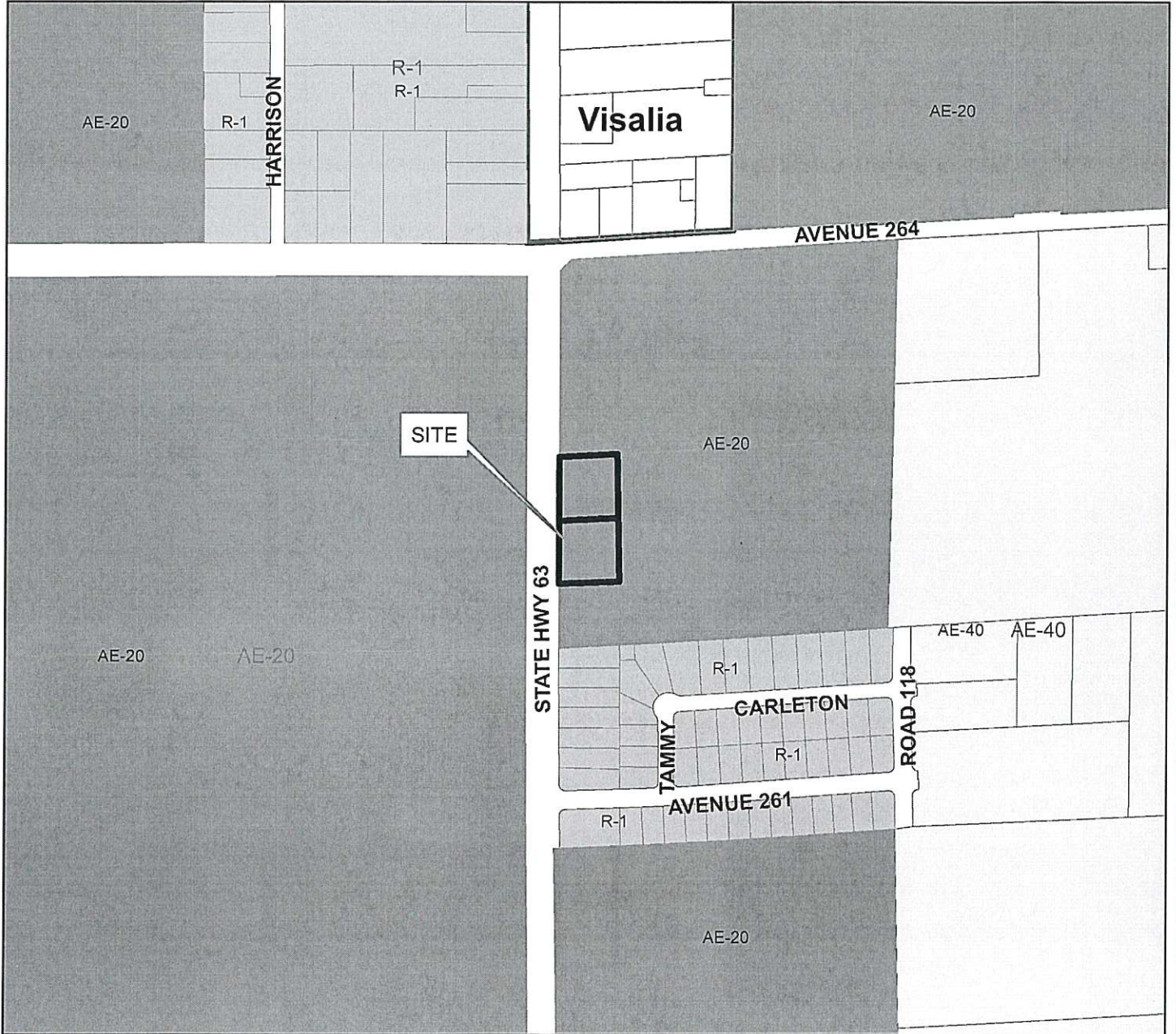
Land Use (Gen. Zoning)

- Agriculture
- Commercial
- Manufacturing
- Residential
- Mixed Use

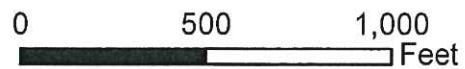




Existing Zoning Map for GPI 17-004

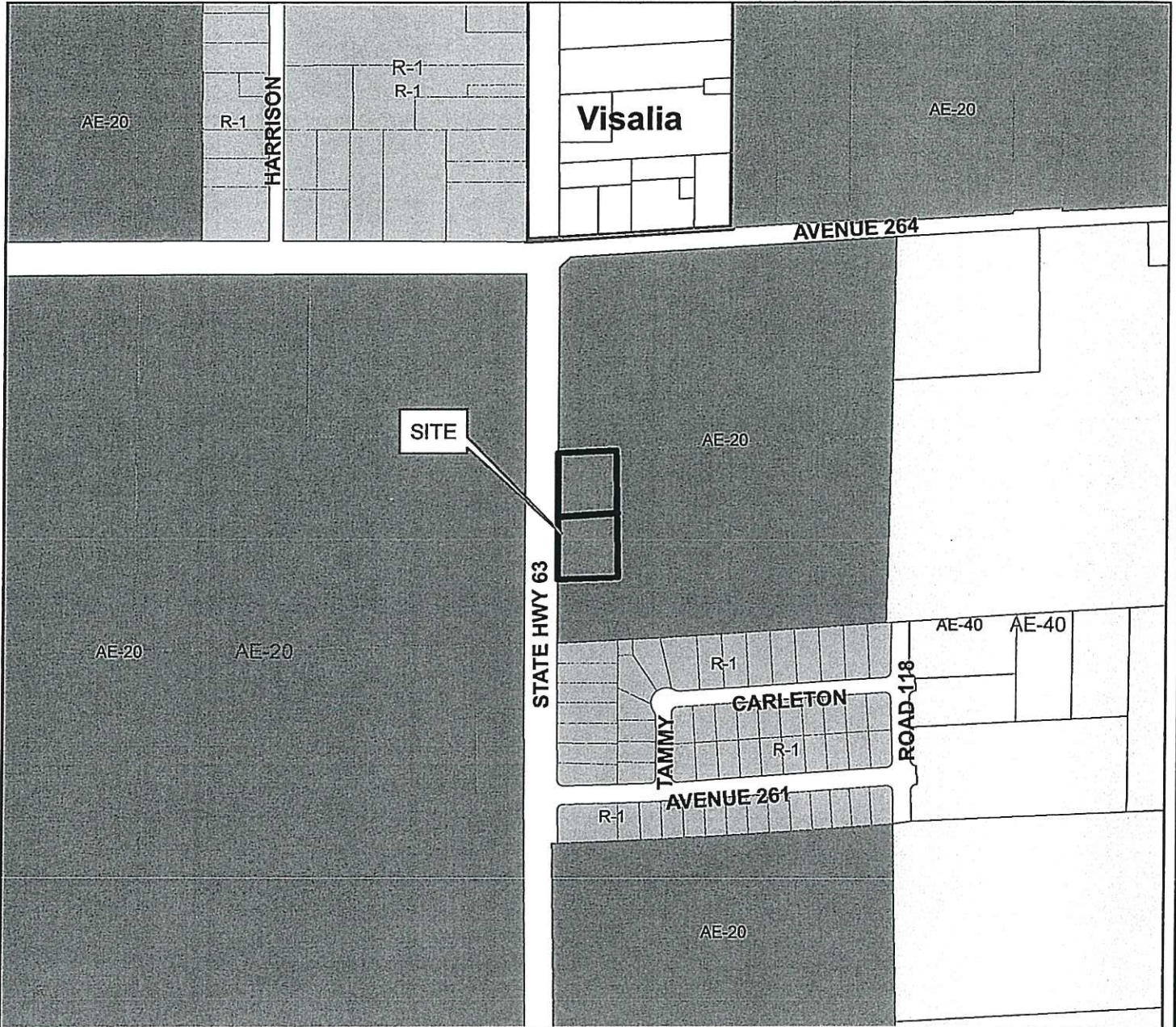


Owner: Paul & Lynn Ramirez and
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Mary Lynn Phares
Address: 26300 N. Mooney Blvd.,
City, State, ZIP: Tulare, CA 93274
Applicant: same
Agent: John C. Antonino
Supervisorial District: 2
Assessors Parcel: 150-050-016 & 018

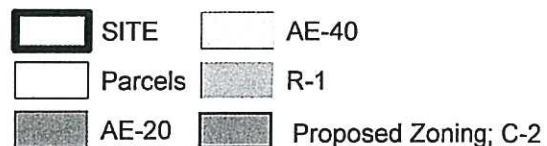
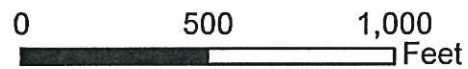




Proposed Zoning Map for GPI 17-004

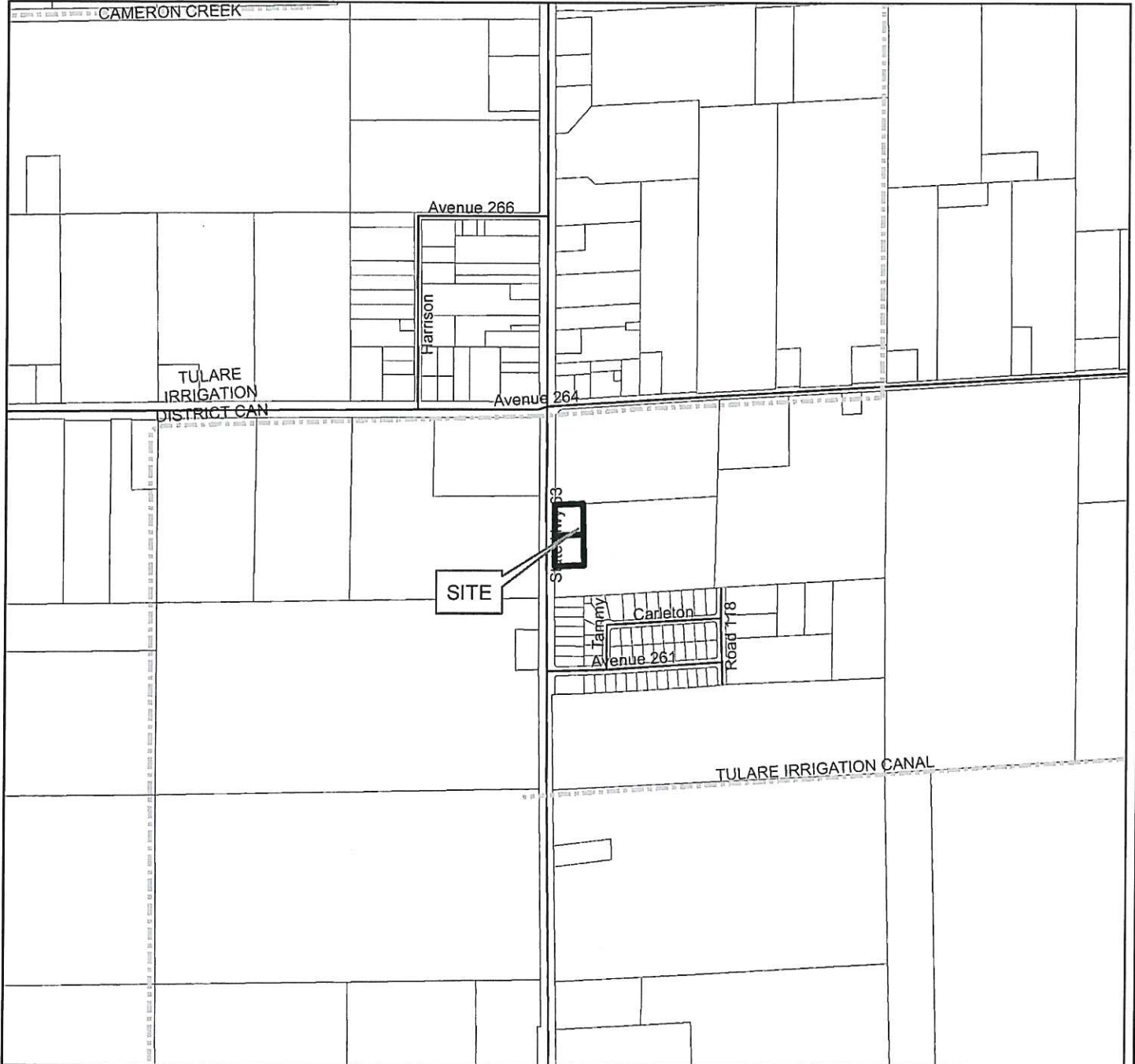





Owner: Paul & Lynn Ramirez and
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Address: 26300 N. Mooney Blvd.,
City, State, ZIP: Tulare, CA 93274
Applicant: same
Agent: John C. Antonino
Supervisorial District: 2
Assessors Parcel: 150-050-016 & 018





Waterways Map for GPI 17-004



-  Waterways
-  SITE
-  Parcels



Attachment 2

RVLP Checklist

A. RESTRICTED TO AGRICULTURE VALUES

If a following factor meets the "Restricted to Agriculture" criteria, place an "R" in the value column and stop the evaluation; if the factor meets the "Nonagricultural" criteria, place a "0" in the value column and continue the evaluation.

	VALUE
1. Agricultural Preserve Status	[0]
2. Limitations for Individual Waste Disposal Facilities	[0]

B. VARIABLE POINT VALUE

Each of the following land capability ratings (as per USDA Soil Conservation Service data) have been awarded a number value, as follows:

LAND CAPABILITY	POINT VALUE	
Class I, II, or III	4 points	[4]
Class IV	2 points	[0]
Class V, VI, or VII	0 points	[0]

For the following factor, determine the land capability rating(s) of the parcel under review and award its corresponding point value.

Class I, II, or III	(4 points)	[0]
Class IV	(2 points) Non-Irrigated	[0]
Class V, VI or VII	(0 points)	[0]

C. POINT VALUES

If a following factor meets the highest relative suitability criteria, award the factor the number of points listed for the category; if the factor meets the lowest relative suitability criteria, award it a "0".

FOUR POINT VALUE CATEGORY

1. Existing Parcel Size (use gross acreage figure)	[0]
2. Existing Land Use/Suitability for Cultivation	[0]

THREE POINT VALUE CATEGORY

1. Surrounding Parcel Size (do not evaluate this factor if the site received "0" points for 'Existing Land Use/Suitability for Cultivation'; enter a "0" in such cases)	[0]
2. Surrounding Land Use	[0]
3. Proximity to Inharmonious Uses (NOTE: Flexible Point Value applicable in some cases)	[0]
4. Proximity to Lands in Agricultural Preserves	[0]

TWO POINT VALUE CATEGORY

1. Level of Ground Water and Soil Permeability	[0]
--	-------

ONE POINT VALUE CATEGORY

1. Proximity to Fire Protection Facilities (NOTE: Three Point Value applicable in some cases)	[0]
2. Access to Paved Roads	[0]
3. Historical Sites, Archaeological Sites, Wildlife Habitats, and/or Unique Natural Features	[0]
4. Flood Prone Areas	[0]
5. Availability of Community Domestic Water/Fire Flow Requirements	[0]
6. Surface Irrigation Water	[0]
7. Groundwater Recharge Potential (do not evaluate this factor if the site received "0" points for 'Surface Irrigation Water'; enter "0" in such cases)	[0]

TOTAL POINTS [4]

BACK-UP STATEMENT FOR RVL P EVALUATION CHECKLIST
FOR
GPI 17-004 – PHARES & RAMIRES

PARCELS EVALUATED: The 14.00-acre site was evaluated under the RVL P point evaluation checklist system. The parcel involved assessor parcel number (APN) 150-050-016 & 018.

A. RESTRICTED TO AGRICULTURAL VALUES

1. Agricultural Preserve Status:

The subject site is not under Williamson Act Contract.

2. Limitation for Individual Waste Disposal Facilities:

No limitations.

B. VARIABLE POINT VALUE

1. Land Capability:

The Soil Conservation Service has rated the agricultural capability of the soil, Nord Find Sandy Loam, as Class I (irrigated) and Class IVc (non-irrigated). The subject two acres contains commercial development.

C. POINT VALUES

4 POINT VALUE

1. Existing parcel size:

The whole project area is 2.0 acres. This factor meets the criteria for lowest relative suitability: 0 points allocated.

2. Existing Land Use/Suitability for Cultivation:

The subject site is not in agricultural production and contains existing commercial facilities. The properties to the north and west contain agriculture. The property to the south contains a subdivision and the property to the west is a future Derrel's Mini Storage. The property is not currently under cultivation, nor is it suitable for cultivation; therefore, this factor meets the criteria for lowest relative suitability: 0 points allocated.

3 POINT VALUE

1. Surrounding Parcel Size:

Because this parcel received “0” points for Existing Land Use/Suitability for Cultivation, this factor is not to be evaluated. This factor meets the criteria for lowest relative suitability: 0 points allocated.

2. Surrounding Land Uses:

The site is abutted on two sides with agricultural uses and within one-quarter mile of the perimeter of the site, at least 120% of the area is devoted to non-agricultural uses; therefore, the site meets the criteria for the lowest relative suitability factor: 0 points allocated.

3. Proximity to Inharmonious Uses:

The site is not within one-half mile of any of the inharmonious uses listed. Lowest relative suitability has been met: 0 points allocated.

4. Proximity to Lands Within Agricultural Preserves:

The site is not abutted on any side by an Agricultural Preserve. Lowest relative suitability has been met: 0 points allocated.

2 POINT VALUE

1. Level of Groundwater and Soil Permeability:

The site contains Nord Fine Sandy Loam soil; the soil permeability is moderate. The Groundwater Information Center Interactive Map Application website was accessed on 08/17/2018. The depth below ground is approximately 161 feet at the project site. The water table is greater than 20 feet from the ground surface. Lowest relative suitability has been met: 0 points allocated.

1 POINT VALUE

1. Proximity to Fire Protection Facilities:

Visalia Station No. 62 is located approximately 2.5 miles north and Tulare Station No. 63 is located approximately 3 miles southwest of the project site. Both these stations are within the five-mile response distance from fire protection facilities. Lowest relative suitability has been met: 0 points allocated.

2. Access to a Paved County and/or State Maintained Road:

The site has direct access to State Route 63, a State maintained road. Lowest relative suitability has been met: 0 points allocated.
3. Historical, Archaeological, Wildlife Habitat, and Unique Natural Features:

None of the aforementioned features exist on site. Lowest relative suitability has been met: 0 points allocated.
4. Flood Prone Areas:

The site is located within FEMA Flood Zone X. The subject site is not within an area that is subject to 100-year frequency floods. Lowest relative suitability has been met: 0 points allocated.
5. Availability of Community Domestic Water:

The site has existing domestic wells; the requirements of the Tulare County Fire Flow Ordinance can be met. Lowest relative suitability has been met: 0 points allocated.
6. Surface Water Irrigated Lands:

The site does not have rights to surface irrigation water. Lowest relative suitability has been met: 0 points allocated.
7. Groundwater Recharge Potential:

Because the site received 0 points for Surface Water Irrigated Lands, this criterion is not to be evaluated: 0 points allocated.

Attachment 3

Correspondence



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD
VISALIA, CA 93277
PHONE (559) 624-7000
FAX (559) 730-2653

Aaron R. Bock Economic Development and Planning
reed schenke Public Works
Sherman Dix Fiscal Services

REED SCHENKE, P.E., DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

August 6, 2018

PROJECT PROCESSING - CONSULTATION NOTICE

To: Interested Agencies (see next page)
From: Dana Mettlen, Project Planner
Subject: General Plan Initiation Case No. GPI 17-004

The Tulare County Resource Management Agency has received a request from the applicants to change the County's land use designation within the County Adopted Urban Area Boundary (UAB) of Tulare, from Agriculture to Mixed Use. The applicant also requests a change of zone from AE-20 (Exclusive Agriculture-20 acre minimum) to C-2 (General Commercial) on two one-acre parcels (APNs 150-050-016 & 018).

These parcels are located at 26300 N. Mooney Blvd. and 26260 N. Mooney Blvd., respectively, on the east side of Mooney Blvd. (State Route 63), approximately 621 feet south of Avenue 264.

Please review this proposal and provide any comments and/or recommendations that you feel are appropriate including any scientific or factual information that would be useful in our evaluation. Please indicate in your response which CEQA document this department should prepare:

Categorical Exemption: Class 15301

Negative Declaration:

Mitigated Negative Declaration

Environmental Impact Report

Other: _____

This stage of the proposal is a request to authorize the applicant to submit an application for a General Plan Amendment. If so authorized, a formal environmental review consultation will be sent to all interested agencies.

Please forward your comments and/or recommendations to our office by **August 20, 2018** so that they may be considered during the review process. **If you do not have recommendations and/or comments, please respond with "no comment."**

Special Notice to Agencies: Notice of a public hearing for this project will be mailed at least ten (10) days prior to the hearing. If your agency will be significantly affected by this project with respect to your ability to provide essential facilities and/or services, and you wish to receive notice of the public hearing, please state this in your response.

Our office appreciates your time and assistance with this project review. Please direct all correspondence to the Project Planner and Case Number referenced above for this project.

CASE NO. GPI 17-004
CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

- R.M.A. - Building Division
- R.M.A. - Code Compliance Division
- R.M.A. - Environmental Coordinator
- R.M.A. - Community Dev./Redevelopment Division
- R.M.A. - Flood/Permits/Subdivisions Division
- R.M.A. - Parks and Recreation Division
- R.M.A. - Building Services Division
- R.M.A. - General Services Division
- R.M.A. - Transportation/Utilities Division
- R.M.A. - Solid Waste Division
- H.H.S.A. - Environmental Health Services Division
- H.H.S.A. - HazMat Division
- Fire Chief (2 copies)
- Sheriff's Department - Visalia Headquarters
 - Traver Substation
 - Orosi Substation
 - Pixley Substation
 - Porterville Substation
- Agricultural Commissioner
- Education Department
- Airport Land Use Commission
- Supervisor District
- Assessor
- Supervising Agricultural Standards Inspector – Gas Stations

LOCAL AGENCIES

- Levee Dist. No 1*
- Levee Dist. No 2*
- Tulare Irrigation Dist*
- Pub Utility Dist*
- Comm. Service Dist*
- Town Council*
- Elem. School Dist*
- High School Dist*
- X City of Tulare *
- X City of Visalia *
- County of *
- Tulare Lake Basin Water Storage Dist*
- Advisory Council*
- Fire District*
- Mosquito Abatement*
- X Kaweah Delta Water Cons. District*
- X SJV Air Pollution Control Dist

FEDERAL AGENCIES

- Army Corps of Engineers
- Fish & Wildlife
- Bureau of Land Management
- Natural Resources Conservation Dist.
- Forest Service
- National Park Service
- _____

STATE AGENCIES

- X Dept. of Fish & Wildlife Dist 4
- _____, DFG Area Biologist
- Alcoholic Beverage Control
- Housing & Community Development
- Reclamation Board
- X Regional Water Quality Control Board - Dist. 5
- X Caltrans Dist. 6*
- Dept. of Water Resources*
- Water Resources Control Board*
- Public Utilities Commission
- Dept. of Conservation
- State Clearinghouse (15 copies)
- Office of Historic Preservation
- Dept. of Food & Agriculture
- State Department of Health
- State Lands Commission
- State Treasury Dept. - Office of Permits Assist.
- _____

OTHER AGENCIES

- U.C. Cooperative Extension
- Audubon Society - Condor Research
- Native American Heritage Commission

- District Archaeologist (Bakersfield)
- TCAG (Tulare Co. Assoc. of Govts)
- LAFCo (Local Agency Formation Comm.)
- Pacific Bell (2 copies)
- GTE (General Telephone) (2 copies)
- P.G. & E. (2 copies)
- Edison International (2 copies)
- The Gas Company (2 copies)
- X Tulare County Farm Bureau
- Archaeological Conservancy (Sacramento)
-

E:\PLN_FRM\Consultation letters\Consult.oth.doc



TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY

Public Health Branch

Jason T. Britt, M.S.
Agency Director

August 9, 2018

DANA METTLEN
RESOURCE MANAGEMENT AGENCY
5961 SOUTH MOONEY BLVD
VISALIA CA 93277

Re: General Plan Initiation, GPI 17-004

Dear Ms. Mettlen:

This office has reviewed the above referenced matter. Based upon our review, we have the following comments for this project:

1. If the site ever handles or stores quantities of hazardous materials in excess of 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas, or **any** amount of a hazardous waste, then the site will be required to submit a Hazardous Materials Business Plan to the Tulare County Environmental Health Services Division (TCEHSD). The facility shall immediately contact TCEHSD at (559) 624-7400 if the site ever meets these threshold quantities.
2. Existing and future on-septic system(s) shall be located on all site plans.
3. Equipment storage areas shall be properly managed to prevent nuisance of dust, odors, vector harborage and breeding.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Martin".

Ted Martin
Environmental Health Specialist
Environmental Health Services Division

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

August 14, 2018

TO: Dana Mettlen, Project Planner
FROM: Craig Anderson, Engineer III *CA*
SUBJECT: General Plan Initiation Request – GPI 17-004

We have reviewed the project description and environmental checklist assessing the nature of and potential impacts associated with the proposed general plan amendment. We recommend that the applicant be authorized to initiate a General Plan Amendment.

No adverse impacts to the County road system are anticipated by the proposed action. However, as specific development proposals are presented in the plan area, we will reserve comment and recommendations for improvements or dedications at that time.

CA:

From: Josh McDonnell <jmcdonnell@tulare.ca.gov>
To: "dmettlen@co.tulare.ca.us" <dmettlen@co.tulare.ca.us>
CC: Willard Epps <wepps@tulare.ca.gov>
Date: 08/15/2018 12:16 PM
Subject: Consultation Notices for GPA 17-031 and GPI 17-004

Hi Dana,

The City of Tulare has received consultation notices for the above reference projects. The City has no comment on these projects.

Thanks,

Josh McDonnell | City of Tulare

Community & Economic
Development Director

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