



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

BOARD OF SUPERVISORS

KUYLER CROCKER
District One
PETE VANDER POEL
District Two
AMY SHUKLIAN
District Three
EDDIE VALERO
District Four
DENNIS TOWNSEND
District Five

AGENDA DATE: July 23, 2019

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 type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: 559-624-7000				

SUBJECT: General Plan Initiation No. 19-001 Reed Family Trust/Kingsburg

REQUEST(S):

That the Board of Supervisors:

1. Approve General Plan Initiation No. 19-001 to authorize the applicant, Reed Family Trust, to file a General Plan Amendment to include five acres within the Kingsburg Urban Development Boundary and change the land use designation from Agriculture to Mixed Use. The project is located on the northwest corner of Avenue 392 and Road 12 (Mendocino Avenue), just south of State Route 99. Assessor Parcel Number 028-360-009.

SUMMARY:

The Tulare County Resource Management Agency, has received an application from the Reed Family Trust for a General Plan Initiation (GPI). The project is located on a 15.71 acre parcel (APN 028-360-009), on the Northwest corner of Avenue 392 and Road 12, near State Route 99 and the Fresno County border (See Attachment 1 Graphics). The General Plan Amendment (GPA) request includes an urban boundary change to include approximately 5 acres within the Kingsburg Urban Development Boundary (UDB) and change the land use designation for this 5 acres to Mixed Use. This 5-acre piece of the parcel is located on the southwest portion of the parcel. The remainder of the lot is currently within the Kingsburg UDB and has a Mixed Use Land Use Designation.

The proposed project also includes a requested re-zoning of the entire parcel. This will change the zoning from A-1 (Agricultural) and AE-20 (Exclusive Agricultural- 20 acre minimum) to C-2 (General Commercial) and M-1 (Light Manufacturing). Please see

SUBJECT: GPI 19-001 Reed Family Trust/Kingsburg

DATE: July 23, 2019

Attachment 2 for the Operational Statement. The northern 5 acres of the parcel are proposed to be zoned commercial to allow for a fast food restaurant, fueling station and retail outlet. The remainder will be zoned M-1 for potential industrial park type uses. It is expected that the development would receive wastewater services by the Selma-Kingsburg-Fowler (SKF) Sanitation District and water services provided by the City of Kingsburg. If the City or SKF are unable to provide sanitation and water services, the applicant may use alternative methods to serve the property.

This stage of the proposal is a request to authorize the applicant to submit an application for a General Plan Amendment. Approval of a GPI application in no way guarantees that the ultimate project will be approved. Instead, approval of a GPI gives the applicants a fair and reasonable opportunity to "make their case" regarding the merits of the resulting planning and development project.

As part of this process, the County has reached out to the City of Kingsburg and the County of Fresno. This is part of a cooperative process to try to approach this proposal in such a way that it can be mutually beneficial and in the public interest. The County of Fresno has requested a Trip Generation Distribution Study. At this time the City of Kingsburg does not have any comments. Several other local agencies were notified of the proposed project and requested to comment, including Caltrans and the Selma-Kingsburg-Fowler Sanitation District. At this time Caltrans, the Air District, Fresno County and County Departments have submitted comments (See Attachment 3 Comments Received).

Caltrans is anticipating improving the interchange at State Route 99 and Road 12. Caltrans has submitted a draft Interchange Feasibility Study and anticipate this study to be finalized in the next few months (See Attachment 4 Caltrans Feasibility Study and Alternatives). At this time, all the alternatives within the draft study would affect the proposed project. Caltrans is requesting consultation with the applicant prior to any General Plan Amendment proceeding to discuss interchange improvements. Caltrans is also requesting the following:

1. A traffic impact study.
2. Consultation Meeting
3. Access points along Road 12 and Avenue 394.
4. Redesign of the project
5. Include multi-model transportation alternatives.

Fresno County commented that a traffic study will be required.

The Air District provided comments regarding Indirect Source Review Rule 9150, Regulation 8 (Fugitive Dust), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Asphalt and Paving). The applicant will be required to work with the Air District upon GPI approval.

Tulare County Environmental Health comments require a will serve letter from the Selma-Kingsburg-Fowler Sanitation District and the City of Kingsburg. They also

SUBJECT: GPI 19-001 Reed Family Trust/Kingsburg

DATE: July 23, 2019

require a food facility plan, underground and above ground storage tank permits, and hazardous materials business plan for the proposed development.

As this is a GPI and not approval of the project, all comments would need to be addressed by the applicant during the General Plan and Zoning Amendment Phase.

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 for the site is currently Mixed Use for the 10-acre portion located within the Kingsburg UDB. The remaining 5 acres will be included within the Kingsburg UDB amendment and designated Mixed Use if approved. As such, the General Plan 2030 provides the land use mechanism for development projects within this area. The project requires consistency with the GP 2030 Policies in the Planning Framework Element Section 2.4 Cities.

The County's strictest policies regarding development around cities pertain to those projects within the Urban Development Boundary. Approximately 10 acres of the proposed project is located within the County's Adopted City Urban Development Boundary (CACUDB) for Kingsburg. The County does not have a memorandum of understanding with the City of Kingsburg, therefore, policies 2.4.1-11 would apply. The following General Plan Policies are applicable to the project.

General Plan Policy PF 1.2 Location of Urban Development

1. Within incorporated Cities and County Adopted CACUDB's.

The proposed project is mostly within the Kingsburg CACUDB. The remaining portion of the parcel will be included in the General Plan Amendment. This amendment shall include the entire parcel within the CACUDB as a portion is currently outside.

General Plan Policy PF 4.2, CACUDBS for Cities

CACUDB's are 20 year planning boundaries established around cities, in which the County and Cities coordinate plans policies and standards relating to building construction, subdivision, land use, zoning, street construction etc.

The County does not currently have a memorandum of understanding with the City of Kingsburg. However, the County has requested comments from the City regarding the project and have contacted them by email on June 8, 2019. No comments have been received as of the preparation of this agenda.

General Plan Policy PF 4.11 Coordination with Cities in Adjacent Counties

SUBJECT: GPI 19-001 Reed Family Trust/Kingsburg
DATE: July 23, 2019

The County has requested comments from the City regarding the project and have contacted them by email on June 8, 2019. No comments have been received as of the preparation of this agenda item.

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 a greatly needed economic opportunity project 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.

FISCAL IMPACT/FINANCING:

The costs associated with these proposed General Plan and Zoning Ordinance Amendments will not cause any Net County Cost to the General Fund. As part of the application request, the applicant has paid for the project processing.

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 in the commercials areas developed as part of this project;
- Providing effective growth management by allowing urban uses that are consistent and harmonious;
- Providing a higher quality of life by providing jobs and services to the establishments of the County; and

ADMINISTRATIVE SIGN-OFF:



Aaron Bock
Assistant Director



Michael Washam
Associate Director

SUBJECT: GPI 19-001 Reed Family Trust/Kingsburg
DATE: July 23, 2019


FOR-Reed Shenke, P.E.
Director

cc: County Administrative Office

Attachment(s)

Attachment 1 – Maps and Graphics
Attachment 2 – Operational Statement
Attachment 3 – Comments Received

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

IN THE MATTER OF GENRAL PLAN)
INITIATION NO. 19-001 REED FAMILY) Resolution No. _____
TRUST/ KINGSBURG)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JULY 23, 2019
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved General Plan Initiation No. 19-001 to authorize the applicant, Reed Family Trust, to file a General Plan Amendment to include five acres within the Kingsburg Urban Development Boundary and change the land use designation from Agriculture to Mixed Use. The project is located on the northwest corner of Avenue 392 and Road 12 (Mendocino Avenue), just south of State Route 99. Assessor Parcel Number 028-360-009.

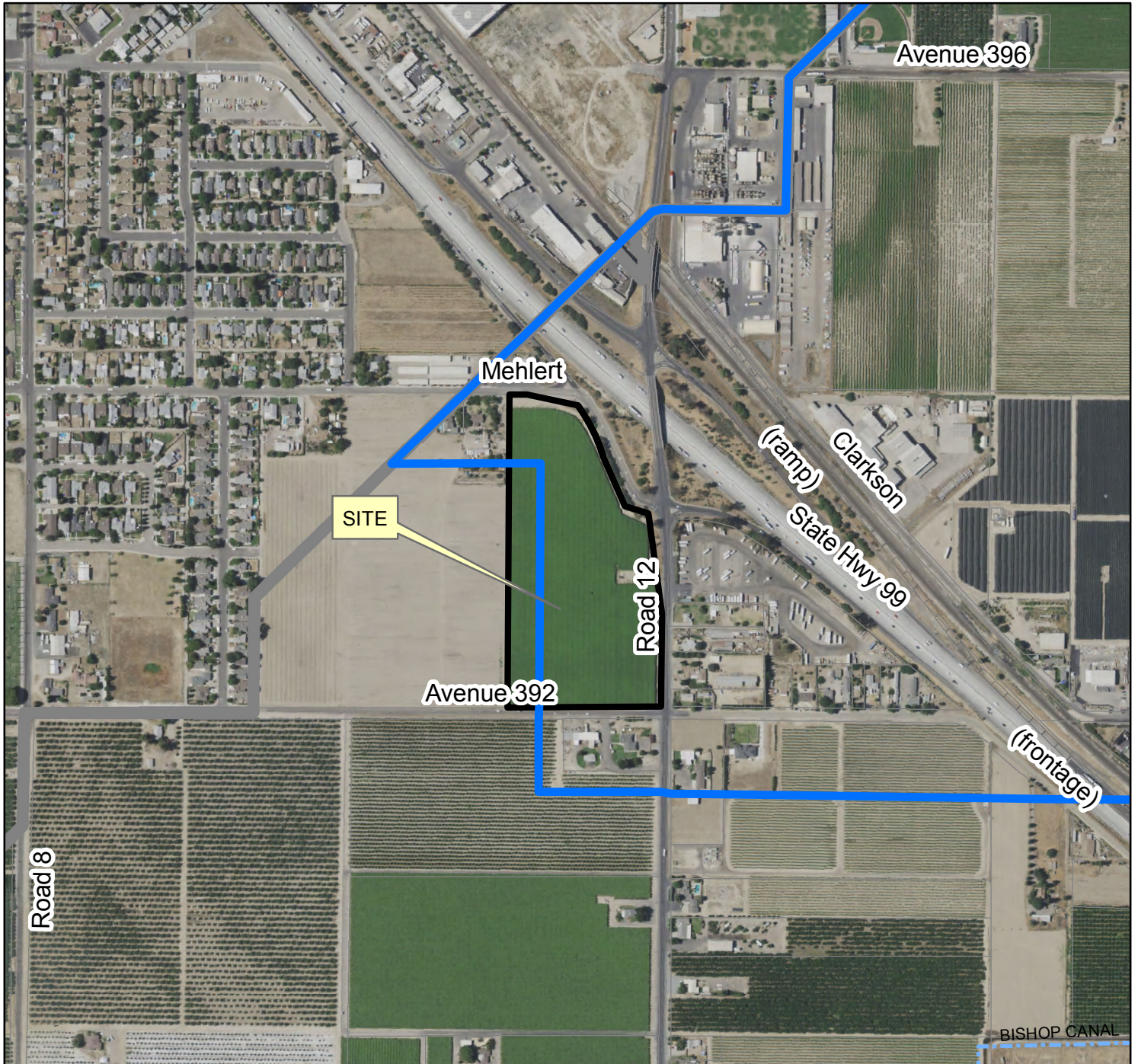
Attachment 1
Maps and Graphics

Board of Supervisors

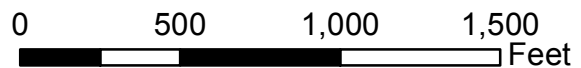
General Plan Reed Family Trust Initiation GPI 19-001 /Kingsburg



Aerial Photograph for GPI 19-001



Owner: Reed Family Trust
 Address: 2508 Tamarack Court
 City, State, ZIP: Kingsburg
 Applicant: N/A
 Agent: DBKO Design
 Supervisorial District: 4
 Assessors Parcel: 028-360-009






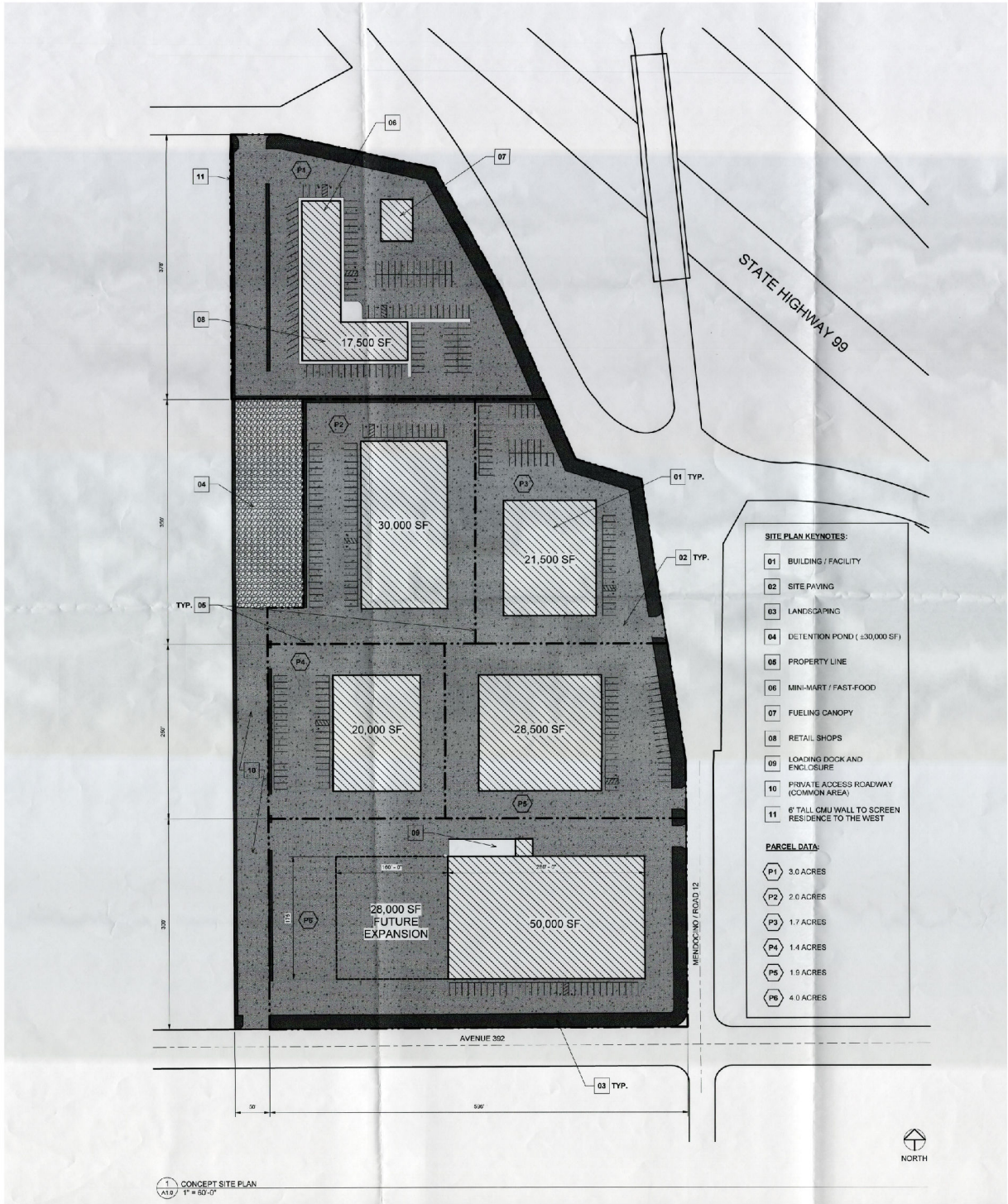
-  Kingsburg UDB
-  Site
-  Parcels



Exhibit "B"

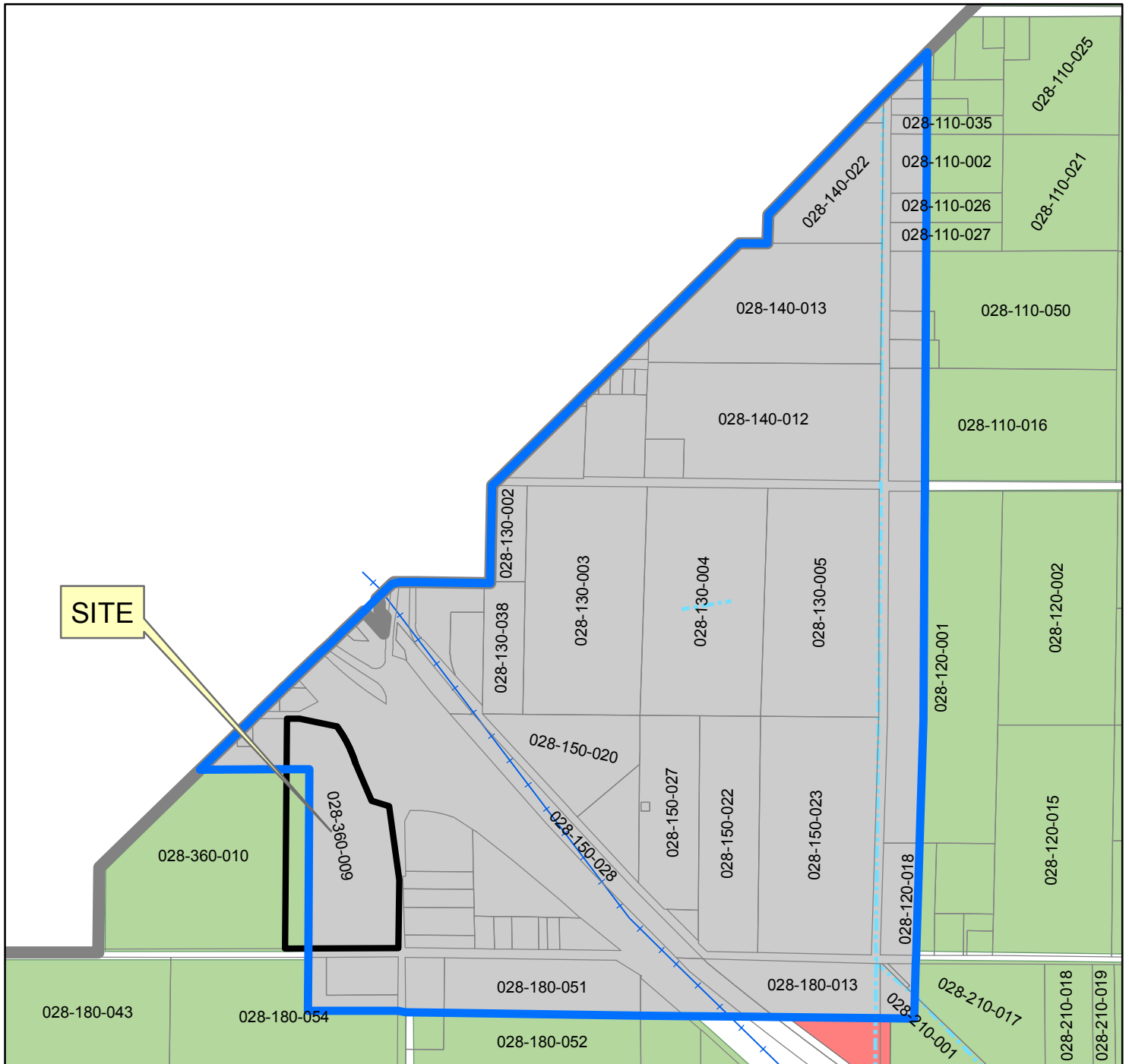


No Scale

Site Plan
 Illustration
 GPI 19-001

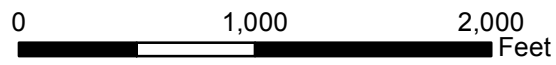


Existing General Plan Map for GPI 19-001



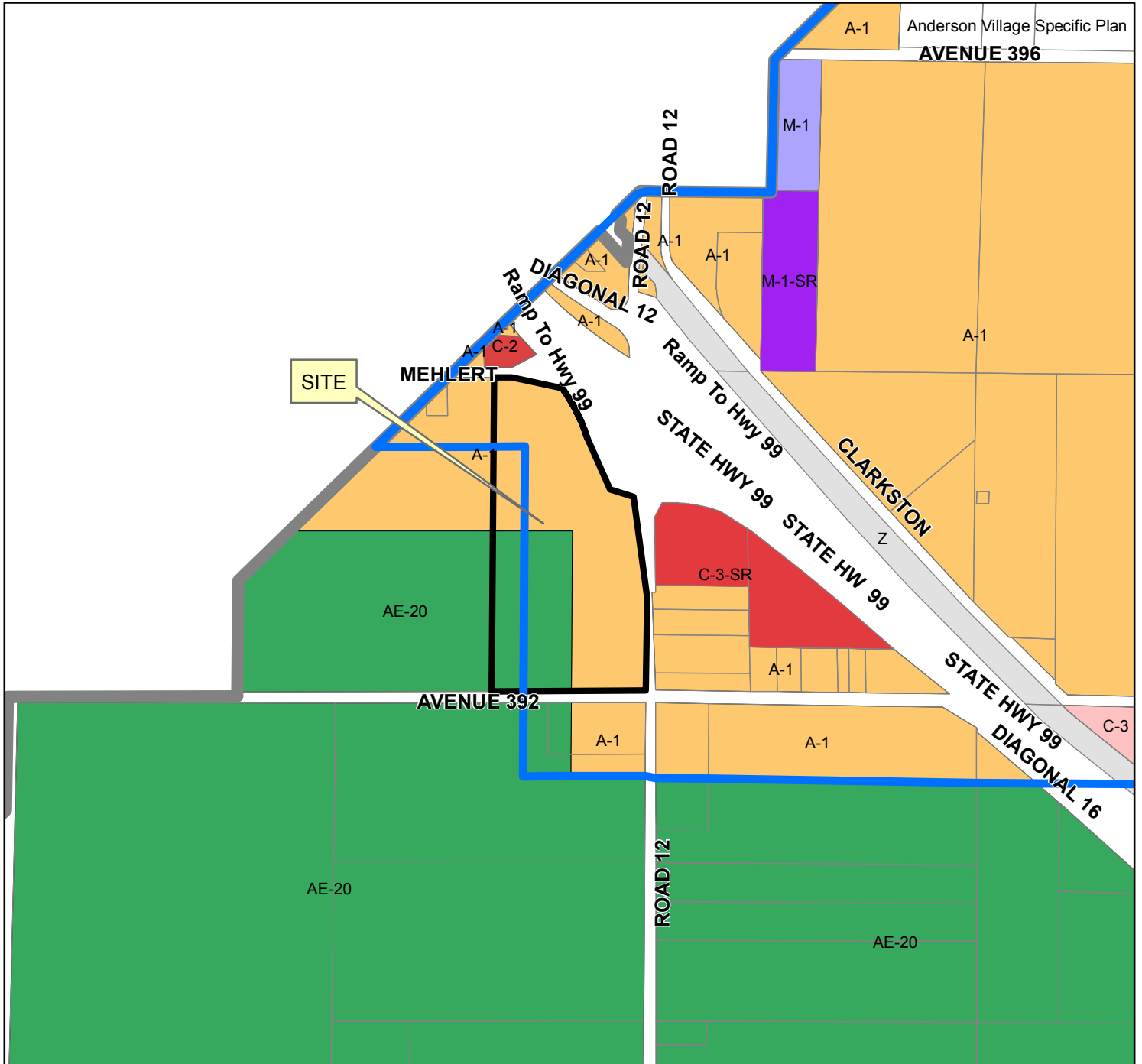
Legend

- | | |
|-----------------|--------------------------|
| Kingsburg UDB | Existing Land-Use |
| Site | Agriculture |
| Parcels | Commercial |
| County Boundary | Manufacturing |
| | Residential |
| | Mixed-Use |

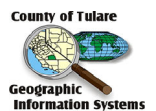
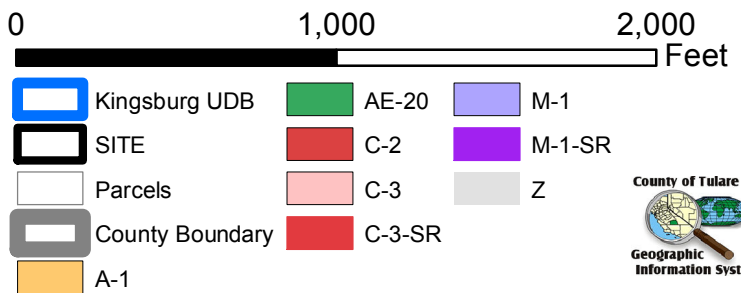




Existing Zoning Map for GPI 19-001

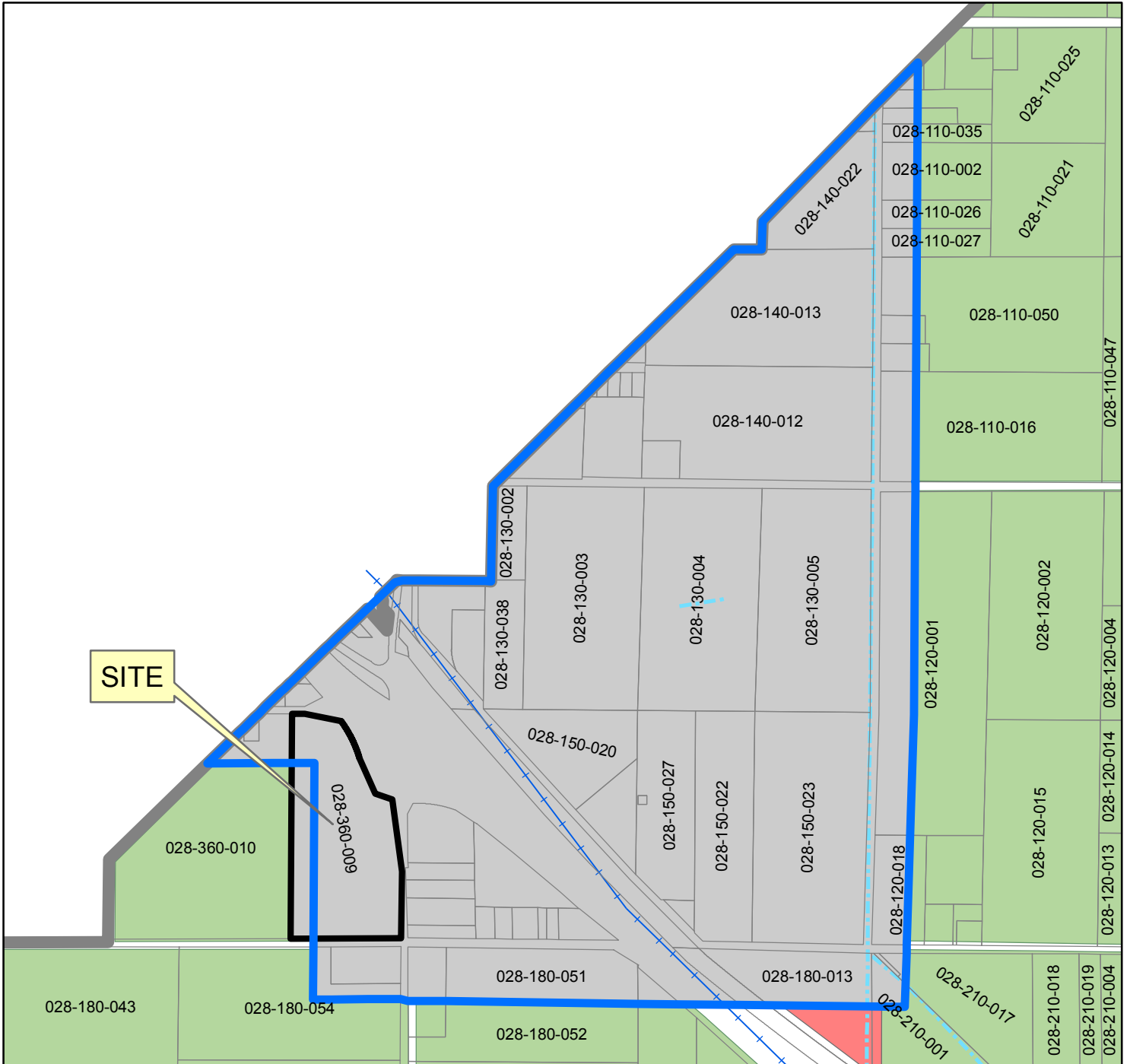


Owner: Reed Family Trust
 Address: 2508 Tamarack Court
 City, State, ZIP: Kingsburg
 Applicant: N/A
 Agent: DBKO Design
 Supervisorial District: 4
 Assessors Parcel: 028-360-009





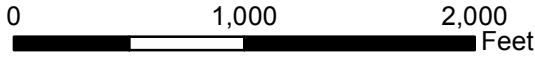
Proposed General Plan Map for GPI 19-001

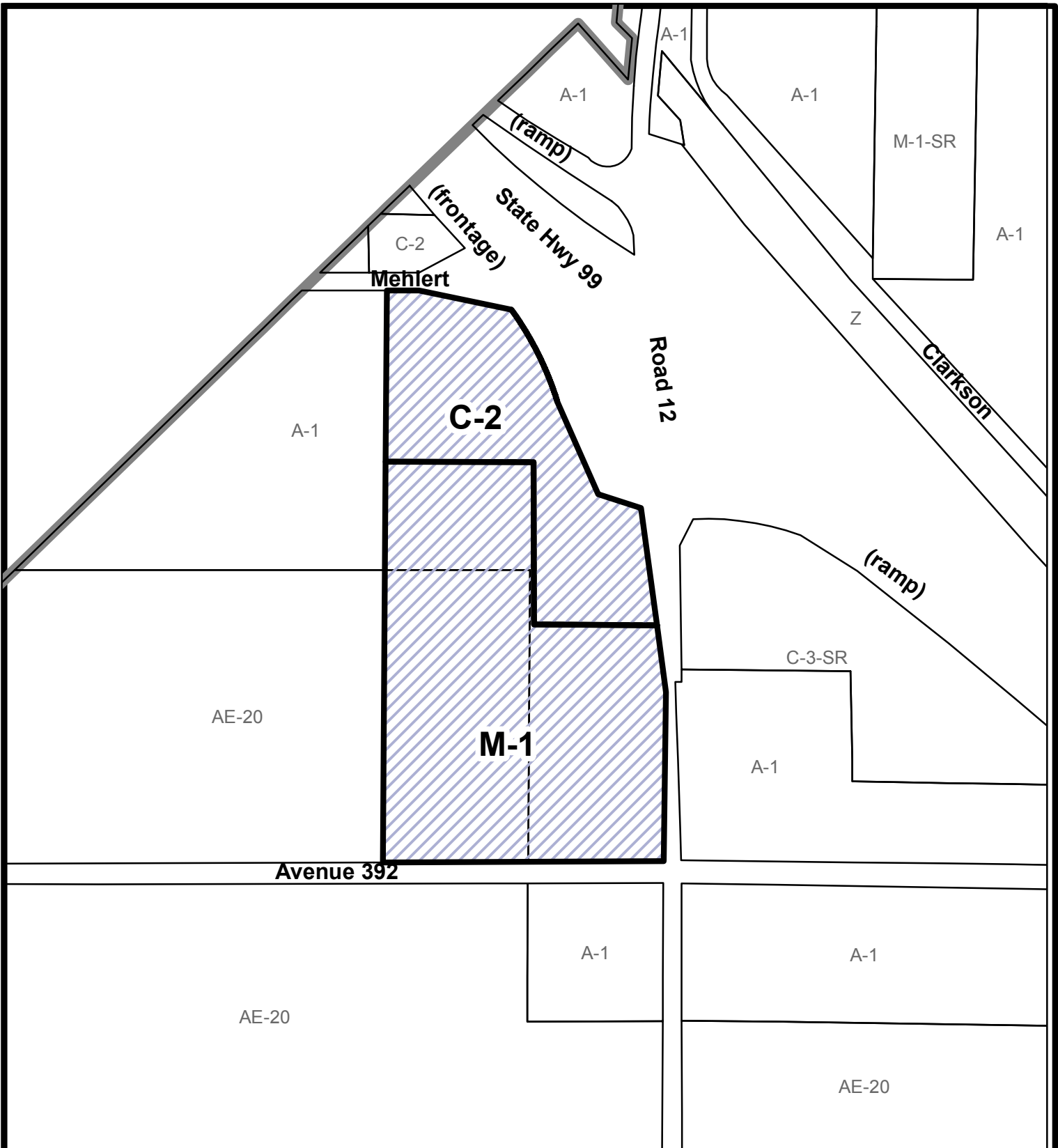


SITE

Legend

- | | |
|-----------------|--------------------------|
| Kingsburg UDB | Proposed Land-Use |
| Site | Agriculture |
| Parcels | Commercial |
| County Boundary | Manufacturing |
| | Residential |
| | Mixed-Use |





GPI 19-001

APN: 028-360-009,
APPROX. 15.71 AC.

- Zone Change from A-1 to C-2 (5.06 ac.)
- Zone Change from A-1 to M-1 (5.67 ac.)
- Zone Change from AE-20 to M-1 (4.98 ac.)



ORDINANCE NO. _____
SEC. 26, T16S, R22E, M.D.B.& M.
OF

**OFFICIAL ZONING MAP
COUNTY OF TULARE, CA.**

TULARE COUNTY BOARD OF SUPERVISORS
ADOPTED: ____/____/____

Attachment 2
Operational Statement

Board of Supervisors

General Plan Reed Family Trust Initiation GPI 19-001 /Kingsburg

November 20, 2018



County of Tulare
Planning Department
5961 S. Mooney Blvd.
Visalia, CA 93277

RE: Re-Zone Property from AE-20 to C-2 and M-1
Owner: Reed Family Trust
APN: 028-360-009

To Whom It May Concern:

The proposed project consists of changing the zoning of an existing 15.71-acre property from Agricultural (AE-20) to Commercial (C-2) and Light Industrial (M-1), with the intent of developing an industrial park in the future, that will have various size parcels to accommodate commercial and light industrial uses, as defined in Chapter 3 of the Tulare County Zoning Ordinance. The property is located on the NW corner of Avenue 392 and Road 12, in Kingsburg, CA. A Tentative Parcel Map will be submitted to Tulare County in conjunction with the zone change application to create the various legal parcels. Separate development applications will be submitted for the newly formed individual parcels, as they develop in the future.

It is intended that all developments in the industrial park will have "allowed uses", as defined in Chapter 13, Section 11: "C-2" and Section 13: "M-1", of the Tulare County Zoning Ordinance. Buildings will be of Type IIB Construction (non-combustible), fully-sprinklered. It is understood that the City of Kingsburg will provide water service and SKF Sanitation District will provide sewer service to the proposed development. Storm water runoff for the entire development will be retained onsite, with the installation of an underground storm water system and open storm water basin. Service applications for electrical power and natural gas will be processed with PG&E.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Flores", is written over a horizontal line.

Frank Flores
Project Manager

DBKO DESIGN+BUILD

DIRECT: (559) 907-6176

FAX: (619) 243-1466

EMAIL: frankf@dbkcompany.com

Attachment 3
Comments Received

Board of Supervisors

General Plan Reed Family Trust Initiation GPI 19-001 /Kingsburg



TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY

Timothy W. Lutz, MBA
Agency Director

Nilsa Gonzalez • Public Health Branch Deputy Director • Environmental Health Director

May 29, 2019

CHUCK PRZYBYLSKI
RESOURCE MANAGEMENT AGENCY
5961 SOUTH MOONEY BLVD
VISALIA CA 93277

RE: GENERAL PLAN INITIATION, GPI 19-001

Dear Mr. Przybylski:

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

1. A 'will-serve' letter will be required for provision of sewer services, from the Selma-Kingsburg-Fowler Sanitation District.
2. A will-serve letter will be required, for provision of water service, from the City of Kingsburg.
3. Applicant shall submit food facility plans for the mini-mart/fast food operation(s). Two (2) sets of plans shall be submitted to the Tulare County Environmental Health Services Division (TCEHSD), for each regulated facility. Applicant may contact the TCEHSD, at (559) 624-7400 for plan submittal fees & requirements.
4. Installation of underground storage tanks require regulation through the Underground Storage Tank Permit Program. Two (2) sets of detailed plans shall be submitted to the TCEHSD.
5. Installation of above-ground storage tank(s) with a capacity of 1,320 or more gallons of a petroleum product will cause the site to be subject to the CA Above-Ground Petroleum Storage Act, which requires preparation of a Spill Control and Countermeasure (SPCC) Plan.
6. If the adjacent sites with proposed industrial development will ever handle or store 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(s) will be required to submit a Hazardous Materials Business Plan to TCEHSD. The facility operator(s) shall immediately contact TCEHSD if the site(s) ever meet these threshold quantities.



TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY

Timothy W. Lutz, MBA
Agency Director

Nilsa Gonzalez • Public Health Branch Deputy Director • Environmental Health Director

Sincerely,

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

Ted Martin
Environmental Health Specialist
Environmental Health Services Division



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Tulare County
Resource Management Agency

June 5, 2019

JUN 07 2019

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

SUBJECT: County of Tulare OAR, General Plan Initiation (GPI) No. 19-001

Dear Mr. Przybylski,

The County of Fresno appreciates the opportunity to review and comment on the subject General Plan Initiation which proposes to allow an urban boundary change to include approximately 5 acres within the Kingsburg Urban Development Boundary and change the land use designation to Mixed use. Additionally, a rezone of the entire parcel from the A-1 (Agriculture) and AE-20 (Exclusive Agriculture, 20-acre minimum) to a C-2 (General Commercial) and M-1 (Light Industrial) is associated with this project. The Design Division of the Department of Public Works and Planning has requested that a Trip Generation/Trip Distribution Study be conducted to determine if a full Traffic Impact Study (TIS) is warranted. If there are any questions or concerns regarding the Trip Generation/Trip Distribution Study, please contact Brian Spaunhurst at (559) 600-4533.

If you have any questions, you may e-mail me at TKobayashi@FresnoCountyCA.gov or contact me at (559) 600-4224.

Sincerely,

Thomas Kobayashi, Planner
Development Services and Capital Projects Division

TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\Environmental\OAR\County - Tulare\General Plan Initiation No. 19-001\GPI No. 19-001 Comment Letter.docx

cc. Bernard Jimenez, Assistant Director
William M. Kettler, Development Services and Capital Projects Division
Chris Motta, Development Services and Capital Projects Division

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

June 6, 2019

06-TUL-99-5382
GPI 19-001
AG TO COMMERCIAL/INDUSTRIAL
COMMERCIAL DEVELOPMENT
REED FAMILY TRUST
KINGSBURG, CA

SENT VIA EMAIL

Mr. Chuck Przybylski, Project Planner
Tulare County - Resource Management Agency
5961 S. Mooney Blvd.
Visalia, CA 93277

Dear Mr. Przybylski:

Thank you for the opportunity to review General Plan Initiative (GPI) 19-001 proposing to re-designate a 15.71-acre parcel from Agriculture to Commercial/Industrial. The northern 3-acre portion of the parcel will be rezoned to allow a mixed-use development (fast food, gas station and a retail outlet) with the remainder 12.71-acres to be rezoned for industrial park type uses. The project site is located on the northwest corner of Avenue 392 and Road 12, in the southwest quadrant of the State Route (SR) 99/Road 12(18th Avenue/Mendocino Avenue) Interchange.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans anticipates that the proposed project would generate vehicle trips during the weekday peak-hour period that would have a significant impact to the SR 99/Road 12(18th Avenue/Mendocino) Interchange.
2. Caltrans recommends a Transportation Impact Study (TIS) be completed to identify the Project's impacts, mitigation and potential improvements to the State highway System. The TIS analysis for all intersections should include an operational analysis, and a queue analysis.

3. Caltrans current TIS guidelines are in the process of being updated. Therefore, a SCOPING meeting with Caltrans staff is highly suggested to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:
 - a. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify and map: the State right-of-way (ROW), project driveways, the State Highway System and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, transit routes and transit facilities.
 - b. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages, AM / PM peak periods volumes as well as intersection geometrics (i.e. lane configurations, etc.). Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated in a manner that does not further raise VMT.
4. Any new access (driveways) should be located at least 500 feet from any highway ramp intersection. The site plan shows a proposed driveway accessing Mehlert Street (Avenue 394) on the north side of the project site. Additionally, the site plan shows 3 proposed driveways accessing Road 12 on the east side of the project site.
5. Caltrans recommends that the proposed driveways on Mehlert Street and the most northerly proposed driveway on Road 12 should not be allowed due to its close proximity to the SR 99 southbound off-ramp intersection.
6. Caltrans recently completed a feasibility study (May 2019) to determine the future transportation needs for the SR 99/Road 12(18th Avenue/Mendocino Avenue) Interchange.
7. The feasibility study identifies existing geometric and safety deficiencies and provides a discussion of the potential operational improvements and safety benefits associated with each proposed alternative. The feasibility study will determine near-term, mid-term, and long-term improvements to meet the transportation needs at the study locations. The study utilized the Fresno COG model, origin/destination mapping, and microsimulation tools to develop alternative traffic patterns.
8. The feasibility study's proposed alternatives will most directly impact the project site's frontage along Mehlert Street (Avenue 394).
9. Caltrans recommends that the project site will need to be redesigned and Right of Way dedication(s) will be required to accommodate the proposed alternative's circulation patterns for the southbound off-ramp and along Mehlert Street (Avenue 394).
10. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.

Mr. Chuck Przybylski – GPI 19-001 - AG TO COMMERCIAL/INDUSTRIAL
June 6, 2019
Page 3

- b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.
- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

Copy via email: TCAG – Derek Winning, Senior Regional Planner
City of Kingsburg – Dave Peters, City Engineer



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



HEALTHY AIR LIVING™

JUN 03 2019

Tulare County
Resource Management Agency

JUN 17 2019

Chuck Przybylski
County of Tulare
Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277

Project: General Plan Initiation No. GPI 19-001

District CEQA Reference No: 20190595

Dear Mr. Przybylski:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a zone change on a 15.71 acre parcel from A-1 (Agriculture) and AE-20 (Exclusive Agriculture 20 acre minimum) to C-2 (General Commercial) and M-1 (Light Industrial) located on the northwest corner of Avenue 392 and Road 12 near State Route 99 and the Fresno County border (APN# 028-360-009). The zone change will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees.

Future individual development project(s) within the Project would be subject to District Rule 9510 (Indirect Source Review) if (1) upon full build-out the project would receive a project-level discretionary approval from a public agency and would equal or exceed any one of the applicability thresholds below for example, or (2) would equal or exceed any of the applicability thresholds in section 2.0 of the rule:

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- 50 dwelling units
- 2,000 square feet of commercial space;
- 25,000 square feet of light industrial space;
- 100,000 square feet of heavy industrial space;
- 20,000 square feet of medical office space;
- 39,000 square feet of general office space; or
- 9,000 square feet of educational space; or
- 10,000 square feet of government space; or
- 20,000 square feet of recreational space; or
- 9,000 square feet of space not identified above

District Rule 9510 also applies to any transportation or transit development projects where construction exhaust emissions equal or exceed two (2.0) tons of NO_x or two (2.0) tons of PM₁₀.

In the case the individual development project(s) are subject to District Rule 9510, an Air Impact Assessment (AIA) application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

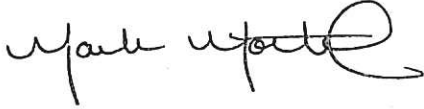
District staff is available to provide assistance with determining if future individual development projects will be subject to Rule 9510, and can be reached at (559) 230-6000 or by email at ISR@valleyair.org.


3. Individual development projects may also be subject to the following District rules: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
4. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



 : Brian Clements
Program Manager

AM: sy

Attachment 4

Caltrans Mendocino Interchange Alternatives



EXHIBIT 11
 STATE ROUTE 99-MENDOCINO AVE
 ALTERNATIVE 2
 CONSTRUCT SIGNALIZED INTERSECTION CONTROL
 AT RAMP TERMINUS DESIGN SB OFF RAMP AND AVE 394
 WITH TURN LANE DESIGN SB OFF RAMP AND AVE 394
 REALIGN NB OFF RAMP AND FRONTAGE ROAD
 TO IMPROVE INTERSECTION SKEW ANGLE

FOR PLANNING AND STUDY PURPOSE ONLY

DATE	COUNTY	ROUTE	PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONTRACT NO. _____
 PROJECT NO. _____
 SHEET NO. _____

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	FUNCTIONAL SUPERVISOR	CALCULATED-DISTORTED BY	CHECKED BY	DATE REVISION

ORDER LAST REVISED 7/2/2010
 DRAWING NUMBER 0000000001
 UNIT 0000
 PROJECT NUMBER & PHASE
 RELATIVE BORDER SCALE
 1" = 100'

00-00-00
 1" = 100'

SHEET NO. 12
 PROJECT NO. 0000000001
 DATE PLOTTED 4/15/10
 TIME 10:00 AM

REGISTERED CIVIL ENGINEER DATE: 1/15/09
 CIVIL ENGINEER: [Signature]
 FLS REG. NO. 115,877
 STATE OF CALIFORNIA
 REGISTERED CIVIL ENGINEER

DESIGN DATE: 1/15/09
 DESIGN BY: [Signature]
 CHECKED BY: [Signature]
 DATE REVISION: []
 REVISION BY: []
 DATE REVISION: []

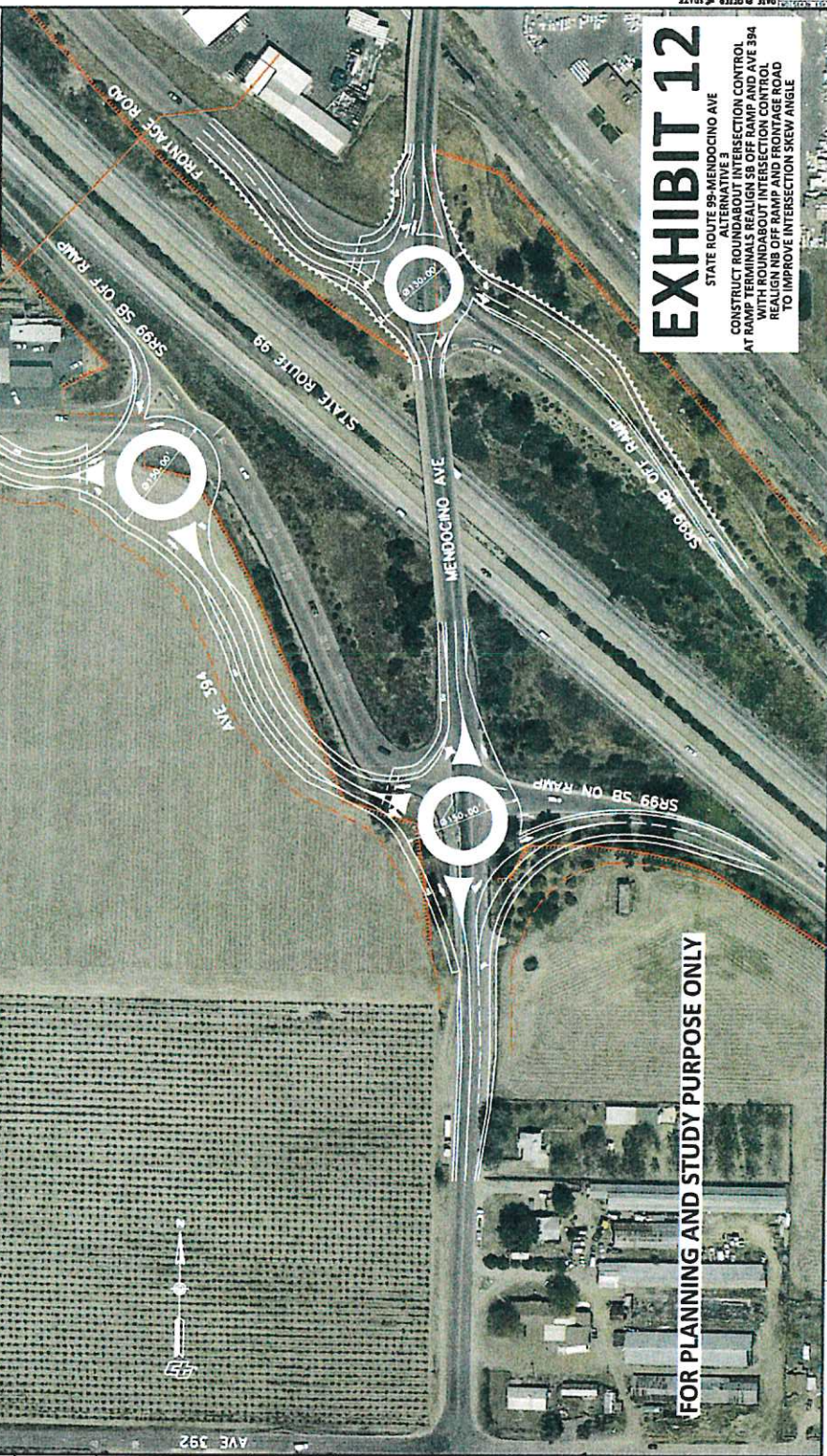


EXHIBIT 12
 STATE ROUTE 99-MENDOCINO AVE
 ALTERNATIVE 3
 CONSTRUCT ROUNDABOUT INTERSECTION CONTROL
 AT RAMP TERMINALS REALIGN SB OFF RAMP
 WITH ROUNDABOUT INTERSECTION CONTROL
 REALIGN NB OFF RAMP AND FRONTAGE ROAD
 TO IMPROVE INTERSECTION SKEW ANGLE

FOR PLANNING AND STUDY PURPOSE ONLY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	FUNCTIONAL SUPERVISOR	CALISTA ATTO-DESIGNED BY	CHECKED BY	DATE REVISION
ORDER LAST REVISED 7/2/2010	USER: []	DATE REVISION	REVISION BY	DATE REVISION

PROJECT NUMBER & PHASE: 0000000001
 UNIT 0000
 RELATIVE HORISER SCALE: 1" = 15' IN INCHES
 DRAWING NUMBER: 0000000001

DISTRICT	COUNTY	ROUTE	PROJECT	DATE	SCALE

REGISTERED CIVIL ENGINEER DATE
 PROFESSIONAL SEAL
 STATE OF CALIFORNIA
 CIVIL ENGINEER

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 FUNCTIONAL SUPERVISOR
 DECISION BY
 CHECKED BY
 DATE REVISIONS

DATE REVISIONS	REVISIONS BY

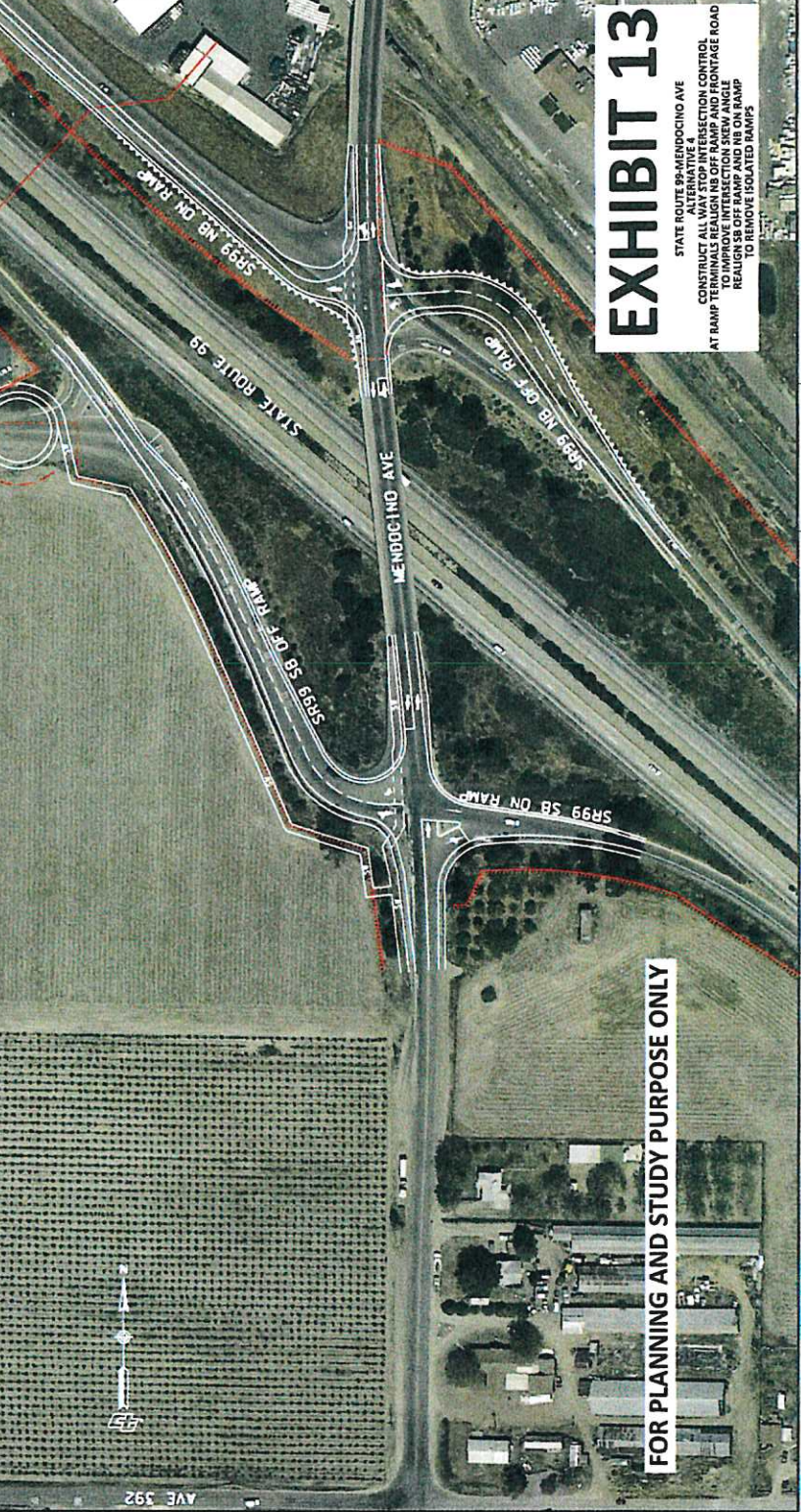


EXHIBIT 13
 STATE ROUTE 99-MENDOCINO AVE
 CONSTRUCT ALL WAY STOP INTERSECTION CONTROL
 AT RAMP TERMINALS REALIGN NB OFF RAMP AND FRONTAGE ROAD
 TO IMPROVE INTERSECTION SKEW ANGLE
 REALIGN SB OFF RAMP
 TO REMOVE ISOLATED RAMPS

FOR PLANNING AND STUDY PURPOSE ONLY

DATE PLOTTED 12/15/2010
 PROJECT NUMBER & PHASE 0000000001
 UNIT 0000
 RELATIVE BORDER SCALE 15 IN. = 1 INCH
 BORDER LAST REVISED 7/2/2010
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 JOB FILE: [unreadable]

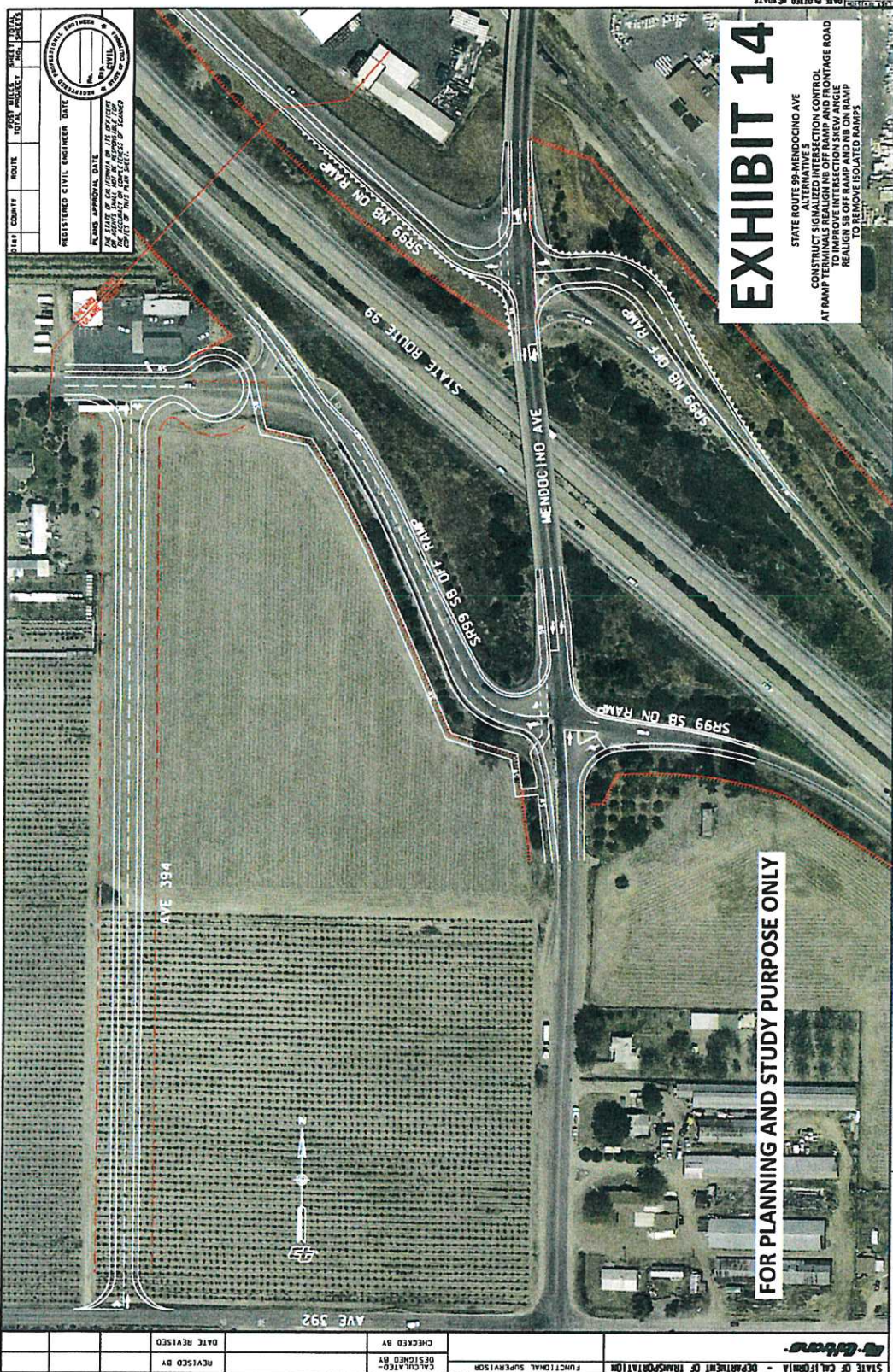


EXHIBIT 14

STATE ROUTE 99-MENDOCINO AVE
 ALTERNATIVE 5
 CONSTRUCT SIGNALIZED INTERSECTION CONTROL
 AT RAMP TERMINUS AND RAMP ON MENDOCINO ROAD
 TO IMPROVE INGRESS AND EGRESS FROM
 REALIGN SB OFF RAMP AND NB ON RAMP
 TO REMOVE ISOLATED RAMP

FOR PLANNING AND STUDY PURPOSE ONLY

DATE	COUNTY	ROUTE	SCALE	DATE	PROJECT	DATE	PROJECT

REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

IN THE STATE OF CALIFORNIA ON THIS DAY OF 2010 I, THE REGISTERED CIVIL ENGINEER, HAVE REVIEWED THE ABOVE SET OF PLANS AND SPECIFICATIONS AND CERTIFY THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENGINEERING PROFESSIONAL ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	FUNCTIONAL SUPERVISOR	CALCULATED BY	DESIGNED BY	CHECKED BY	DATE REVISED	REVISOR BY	DATE REVISED

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 DRAWING NUMBER: 100-00-00
 SHEET: 14 OF 14
 PROJECT NUMBER & PHASE: 0000000001
 UNIT: 0000
 RELATIVE BORDER SCALE: 15" IN INCHES
 BORDER LAST REVISED: 7/27/10
 USER: [Name]
 DATE: [Date]

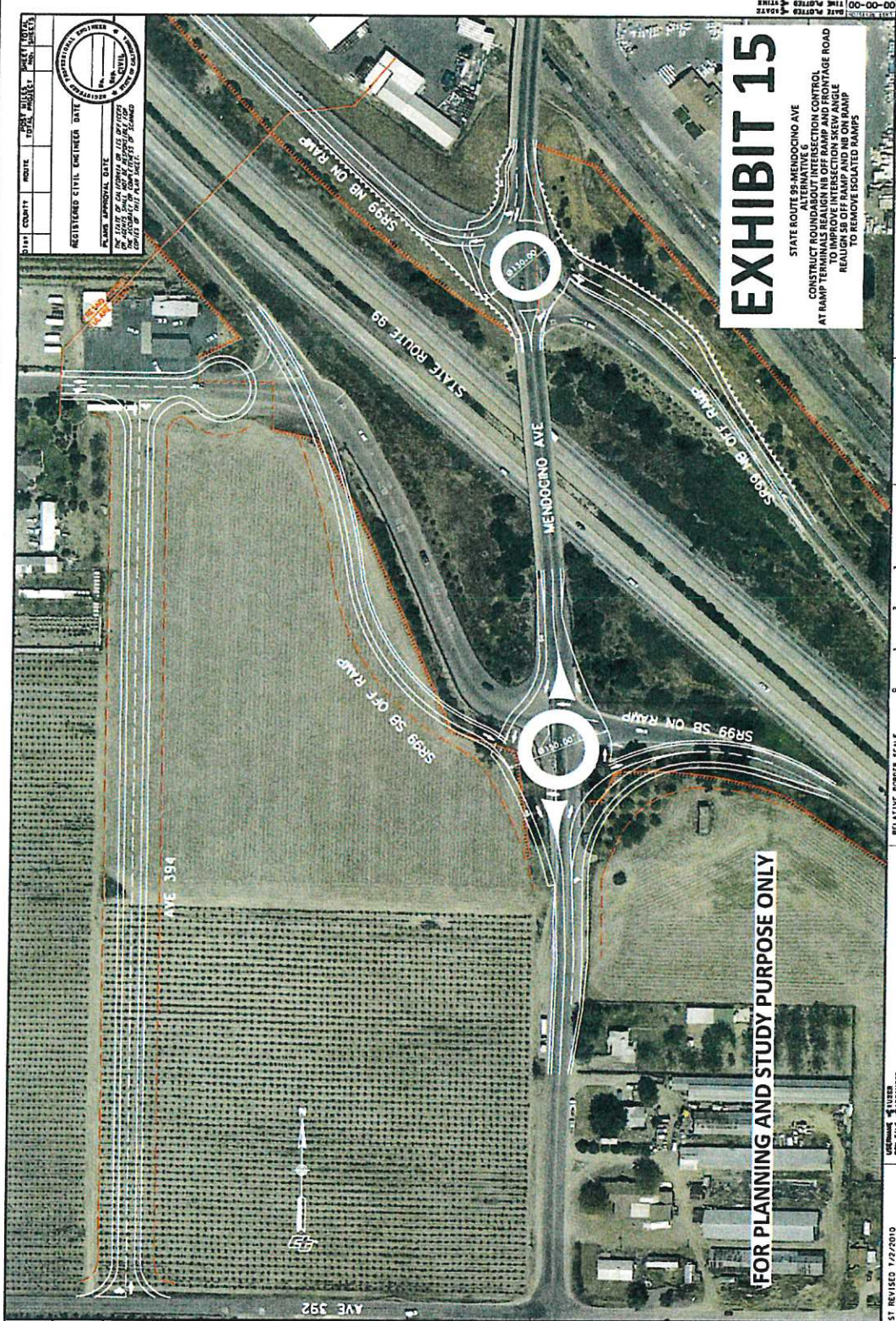


EXHIBIT 15

STATE ROUTE 99/MENDOCINO AVE
 ALTERNATIVE G
 CONSTRUCT ROUNDABOUT INTERSECTION CONTROL
 AT RAMP TERMINUS REALIGN NB OFF RAMP AND FRONTAGE ROAD
 REALIGN SB OFF RAMP AND NB ON RAMP
 TO REMOVE ISOLATED RAMPS

FOR PLANNING AND STUDY PURPOSE ONLY

DATE COUNTY MOBILE TOTAL PROJECT SHEET NUMBER
 REGISTERED CIVIL ENGINEER DATE
 STATE LICENSE NUMBER
 EXPIRES
 DATE OF BIRTH
 SEX
 HEIGHT
 WEIGHT
 HAIR
 EYES
 SIGNATURE
 DATE

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	FUNCTIONAL SUPERVISOR	DESIGNED BY	REVISOR	DATE REVISED
CHIEF ENGINEER	DESIGNED BY	REVISOR	DATE REVISED	

UNIT 0000
 PROJECT NUMBER & PHASE 0000000001
 RELATIVE BORDER SCALE 15 IN INCHES
 BORDER LAST REVISED 7/27/2010
 SHEET NUMBER 15 OF 15

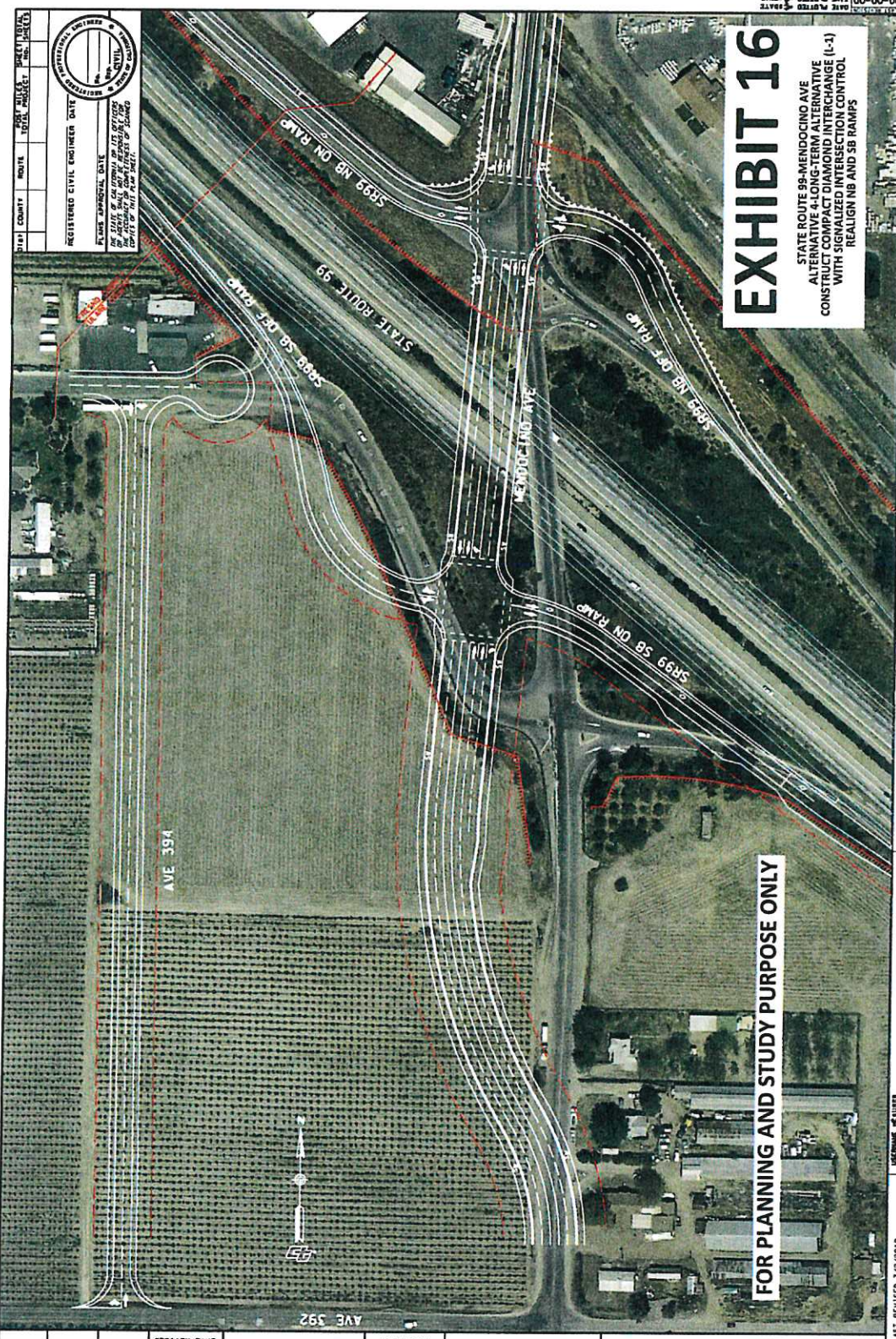


EXHIBIT 16

STATE ROUTE 99-MENDOCINO AVE
 ALTERNATIVE ALIGNMENT ALTERNATIVE
 CONSTRUCT COMPACT DIAMOND INTERCHANGE (I-1)
 WITH SIGNALIZED INTERSECTION CONTROL
 REALIGN NB AND SB RAMP

FOR PLANNING AND STUDY PURPOSE ONLY

FILE#	COUNTY	ROUTE	SECTION	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER DATA

PLANS APPROVAL DATE

FOR THIS PROJECT ONLY. THIS SEAL IS VALID FOR THE PROJECT ONLY AND IS NOT VALID FOR ANY OTHER PROJECTS.

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	FUNCTIONAL SUPERVISOR	DESIGNED BY	REVISOR BY
DATE LAST REVISED 7/2/2010	DATE REVISION	DATE REVISION	DATE REVISION

00-00-00 DATE PLOTTED 4/27/10

PROJECT NUMBER & PHASE 0000000001

UNIT 0000

RELATIVE BORDER SCALE 15 IN. LONG

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DATE PLOTTED 4/27/10

00-00-00 DATE PLOTTED 4/27/10