



**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: November 5, 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 checked="" type="checkbox"/>

CONTACT PERSON: Celeste Perez PHONE: 559-624-7010

SUBJECT: Approve General Plan Initiation No. GPI 19-003 – Aguilar/Tulare

REQUEST(S):

That the Board of Supervisors:

Approve General Plan Initiation No. GPI 19-003 to authorize the applicant, Gamaliel Aguilar, to file an application for a General Plan Amendment to expand the Hamlet Development Boundary (HDB) of East Tulare Villa Hamlet; change the County's land use designation on approximately 79 acres from "Valley Agriculture" to "Mixed Use"; change the zone district on one 12.79-acre parcel from AE-40 (Exclusive Agriculture – 40 acre minimum) to R-A-87 (Rural Residential – 87,000 sq. ft. minimum); and subdivide the 12.79-acre parcel into six 2.0-acre lots, located on the north side of the intersection of Avenue 232 (State Hwy. 137) and Road 132, east of Tulare; Assessor Parcel Number 184-030-024.

SUMMARY:

The Tulare County Resource Management Agency (RMA) has received a request from the applicant to change the County's land use designation on 12.79 acres from "Valley Agriculture" to "Mixed Use"; change the zone district on the same 12.79 acres from AE-40 (Exclusive Agriculture – 40 acre minimum) to R-A-87 (Rural Residential – 87,000 sq. ft. minimum); and subdivide the 12.79-acre parcel into six 2-acre lots.

This parcel is located approximately 460 feet north of the intersection of Avenue 232 (State Hwy. 137) and Road 132, and the HDB of East Tulare Villa. The applicant submitted a request to change the zone in order to subdivide the property. The RMA proposes to expand the HDB of East Tulare Villa northward and encompass approximately 79 acres into the HDB of East Tulare Villa. All of the parcels within

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DATE: November 5, 2019

this area contain less than the 40 acres required in the zone district. This expansion of the HDB would assist the County in meeting its 2030 housing needs goals. The project includes a change of zone on one 12.79-acre parcel from AE-40 to R-A-87 and a subdivision creating six 2-acre rural residential lots. The site contains one existing single-family dwelling. The surrounding properties are all zoned AE-40 and contain rural residences and agriculture.

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 Update provides 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.

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

PF-3.2 Modification of HDB - Hamlet

The County may consider modification of a HDB under any of the following circumstances:

- (1) All HDBs should be reviewed on a five-year cycle to reflect changes in growth and development patterns.
- (2) A request for expansion can be applied for as part of a subdivision or specific plan proposal, or at the request of a special district or Hamlet. A request for expansion of the HDB can be applied for as part of a General Plan Amendment to the Land Use Diagram
- (3) An HDB should be considered for expansion at such time as land for infill becomes limited. This condition is considered satisfied when 80 percent of the non-Williamson Act land within the HDB is developed
- (4) HDBs should not be expanded onto Prime Farmland if Farmland of Statewide Importance or of lesser quality is available and suitable for expansion.

Prior to approval of a HDB expansion, the County shall ensure that appropriate infrastructure can be provided to serve the new areas added to the HDB and that sufficient water supplies are available. If the expansion pushes the hamlet towards a community classification, an infrastructure master plan for the hamlet should be prepared to plan and finance community water and sewer services, and representation/documentation of availability and sufficiency of long-term water supplies should be provided.

All changes to a HDB shall require a General Plan Amendment.

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Preservation of productive agricultural lands shall be the highest priority when considering modifications. Expansion of a HDB to include additional agricultural land shall only be allowed when other non-agricultural lands are not available to the community for expansion.

The modification of the HDB for East Tulare Villa is consistent with #2 in that a request was made by the applicant for a subdivision of real property.

Rural Valley Lands Plan

RVLP-1.2 Existing Parcels and Approvals

The County shall consider the re-zoning of existing parcels less than the minimum required by agricultural zoning, if found to not be viable for agricultural purposes as per the RVLP checklist and if such re-zoning would not impinge upon current or future agricultural uses in the area

A RVLP Parcel Evaluation was performed for the 12.79-acre parcel, which is the only parcel requesting the zone change at this time. After all the factors were applied to the parcel, the project received a preliminary RVLP evaluation of 12 points. According to **Policy RVLP-1.4 “Determination of Agriculture Land”**, if the number of points accumulated is between 12 to 16 points, then it shall be determined to have fallen within a “gray” area in which no clear-cut decision is readily apparent. In such instances, the Planning Commission and Board of Supervisors shall make a decision based on the unique *circumstances pertaining to the particular parcel of land, including factors not covered by this system*. (See Attachment 2 - RVLP Checklist).

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

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 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. Density bonuses for residential units of 25 % to 35% may be granted, according to the Density Bonus.

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Tulare County Zoning Consistency

Applicant requests that the zone district be changed concurrently with the General Plan Amendment. Currently, the parcel is zoned AE-40 (Exclusive Agriculture – 40 acre minimum). The proposed zone is R-A-87 (Rural Residential – 87,000 sq. ft. minimum). The Rural Residential Zone is intended for one-family dwellings of a permanent character placed in permanent locations and one-family manufactured homes installed on a foundation system. Private garages to accommodate not more than three (3) cars. Transitional/Supportive Housing. Growing and harvesting of field crops and the raising of farm animals.

The existing residence would be compatible with the R-A Zone because it is a one-family dwelling unit.

Conclusion

Based on factors listed above, it can be concluded that the proposed GPI: (1) will be consistent with Tulare County's General Plan; and (2) 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.

FISCAL IMPACT/FINANCING:

No Net County Cost to the General Fund.

The applicants cost for a General Plan Initiation and Zone Change is an initial deposit of \$5,321 to the Tulare County RMA. Additional fees of \$100 per hour may be charged, if 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 effective growth management by allowing individual property ownership that is consistent and harmonious; and
- Providing a higher quality of life by allowing independent property ownership within the County.

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ADMINISTRATIVE SIGN-OFF:



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



Michael Washam
Associate RMA 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 APPROVE GENERAL) Resolution No. _____
PLAN INITIATION NO. GPI 19-003 –)
AGUILAR/TULARE)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD November 5, 2019,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

BY: _____
Deputy Clerk

* * * * *

That the Board of Supervisors:

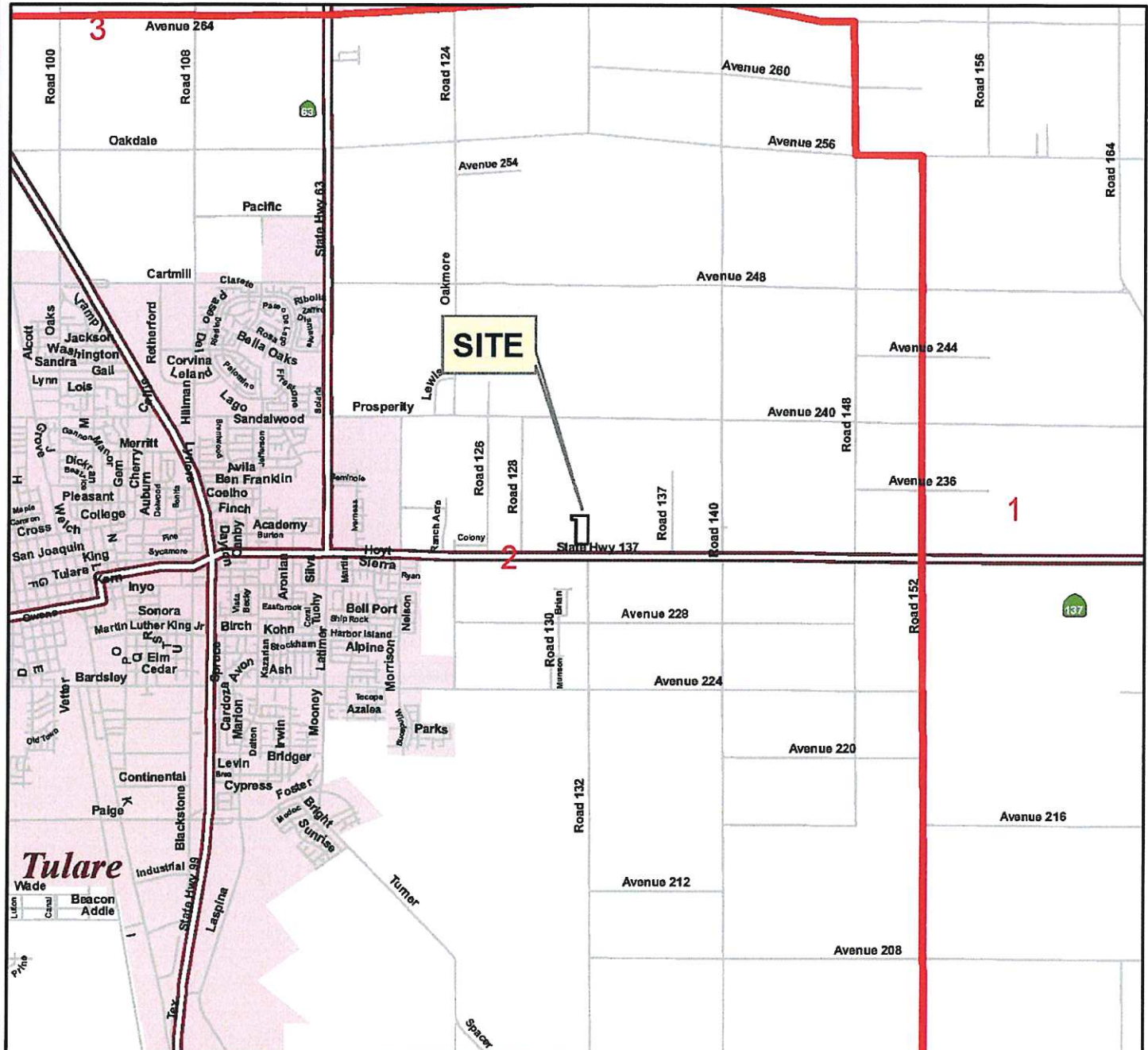
Approved General Plan Initiation No. GPI 19-003 to authorize the applicant, Gamaliel Aguilar, to file an application for a General Plan Amendment to expand the Hamlet Development Boundary (HDB) of East Tulare Villa Hamlet; change the County's land use designation on approximately 79 acres from "Valley Agriculture" to "Mixed Use"; change the zone district on one 12.79-acre parcel from AE-40 (Exclusive Agriculture – 40 acre minimum) to R-A-87 (Rural Residential – 87,000 sq. ft. minimum); and subdivide the 12.79-acre parcel into six 2.0-acre lots, located on the north side of the intersection of Avenue 232 (State Hwy. 137) and Road 132, east of Tulare; Assessor Parcel Number 184-030-024.

Attachment 1

Maps and Graphics



Vicinity Map for GPI 19-003

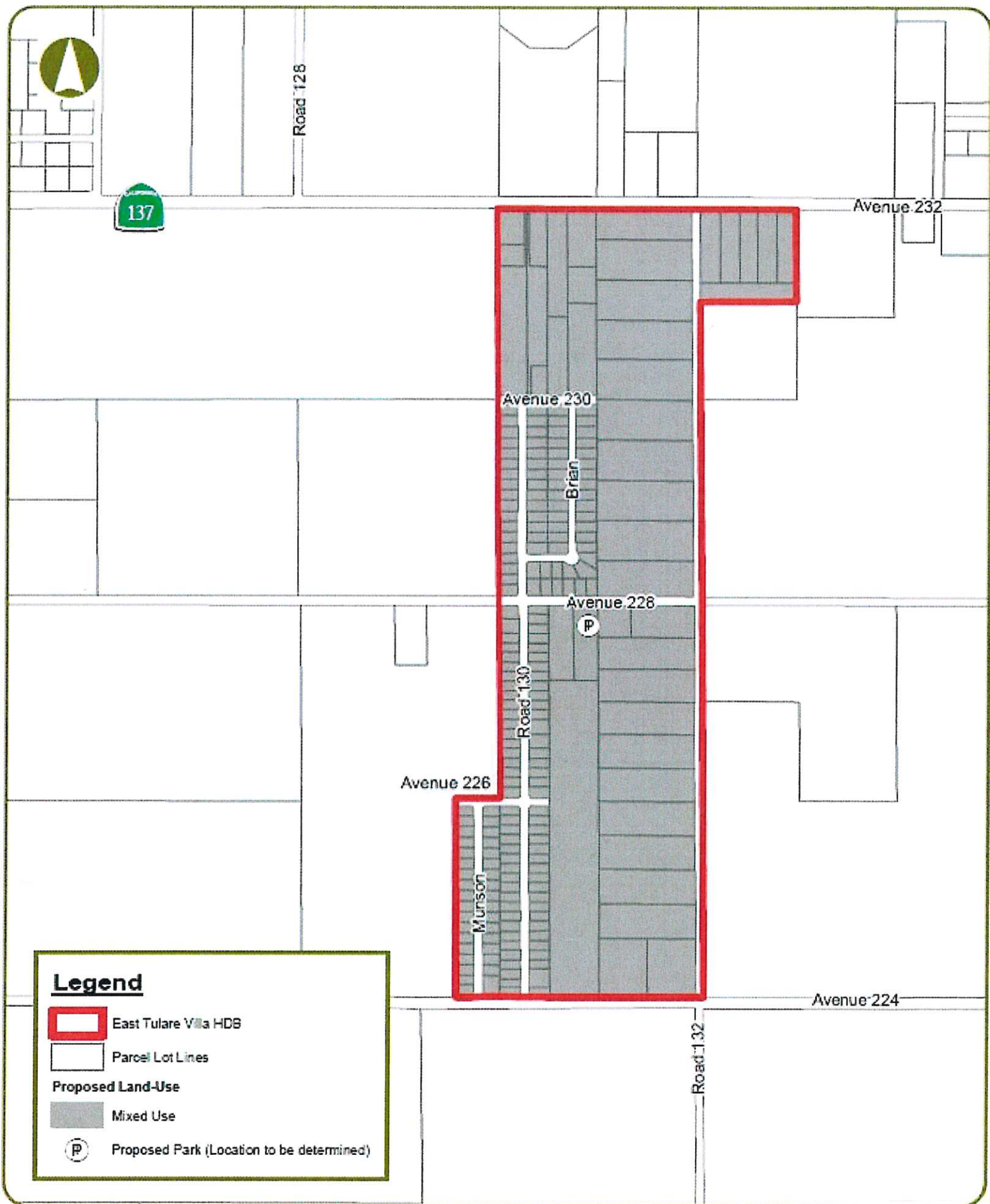


Supervisorial District: 2

-  SITE
-  Supervisorial Districts

0 1 2 Miles



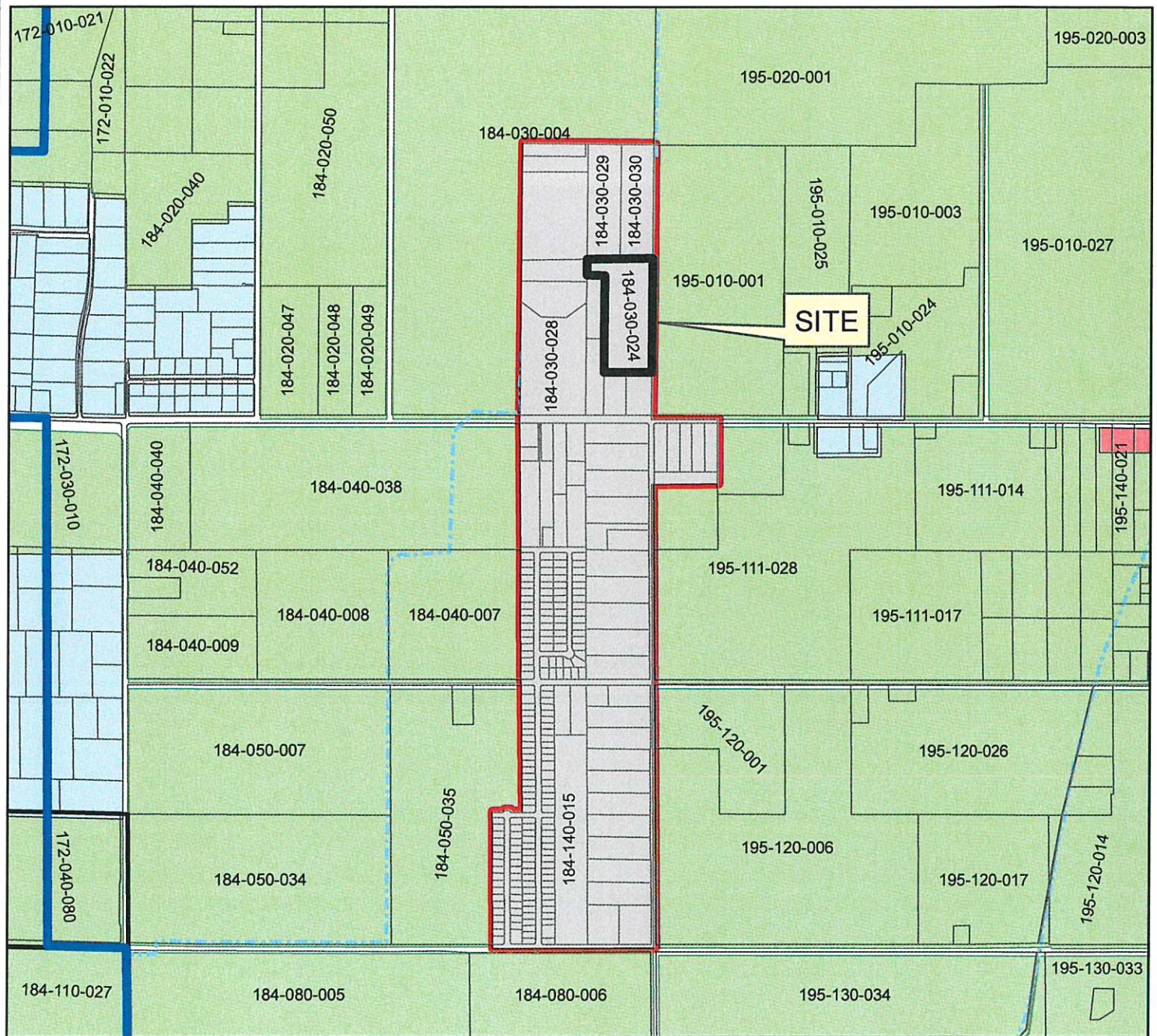


East Tulare Villa Proposed Land-Use

Figure 11



Proposed General Plan Map for GPI 19-003



Legend

- Site
- Urban Development Boundaries
- City Limits
- Parcels
- East Tulare Villa HDB

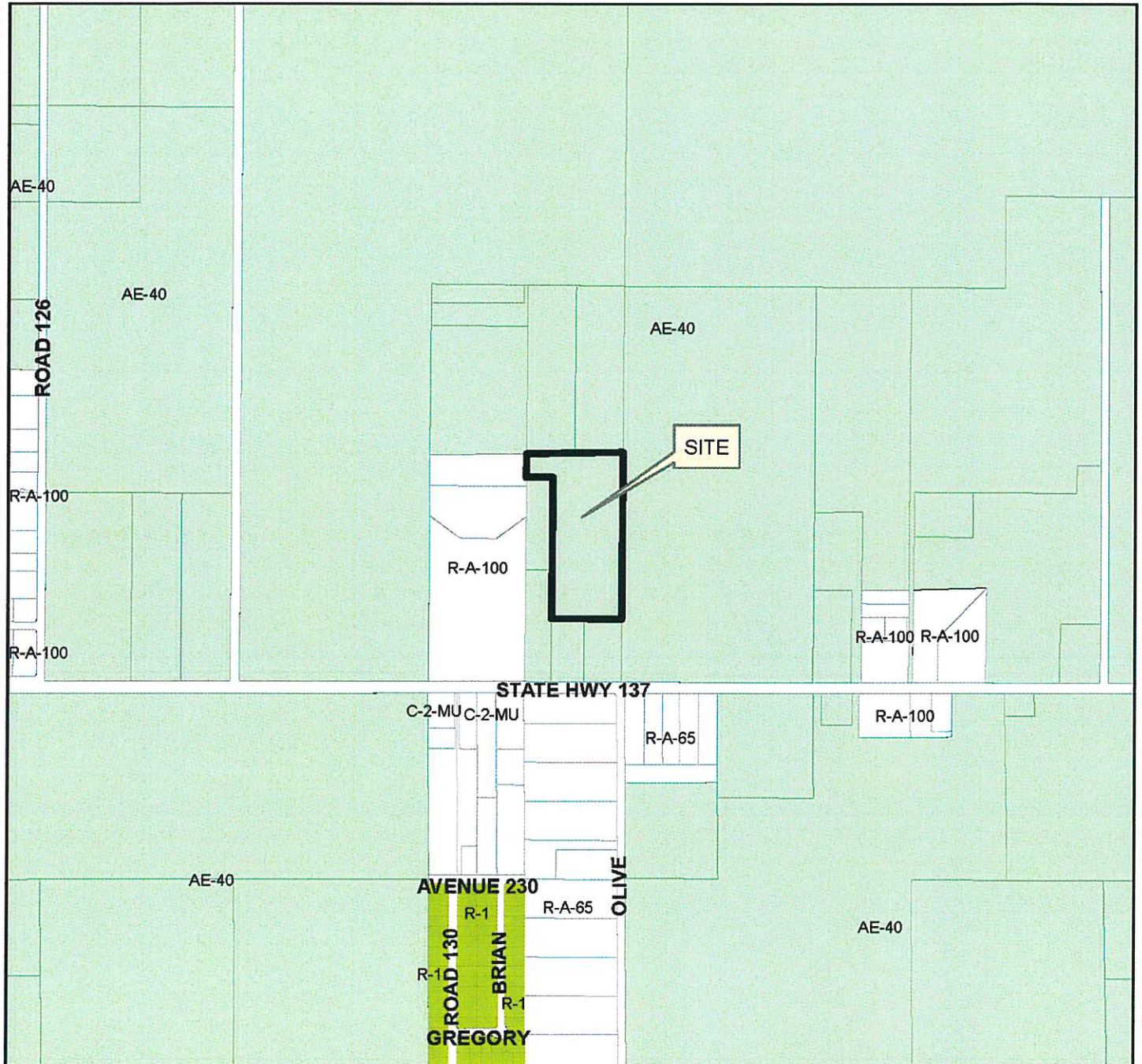
Land-Use Designation

- Mixed-Use
- Agriculture
- Commercial
- Manufacturing
- Residential





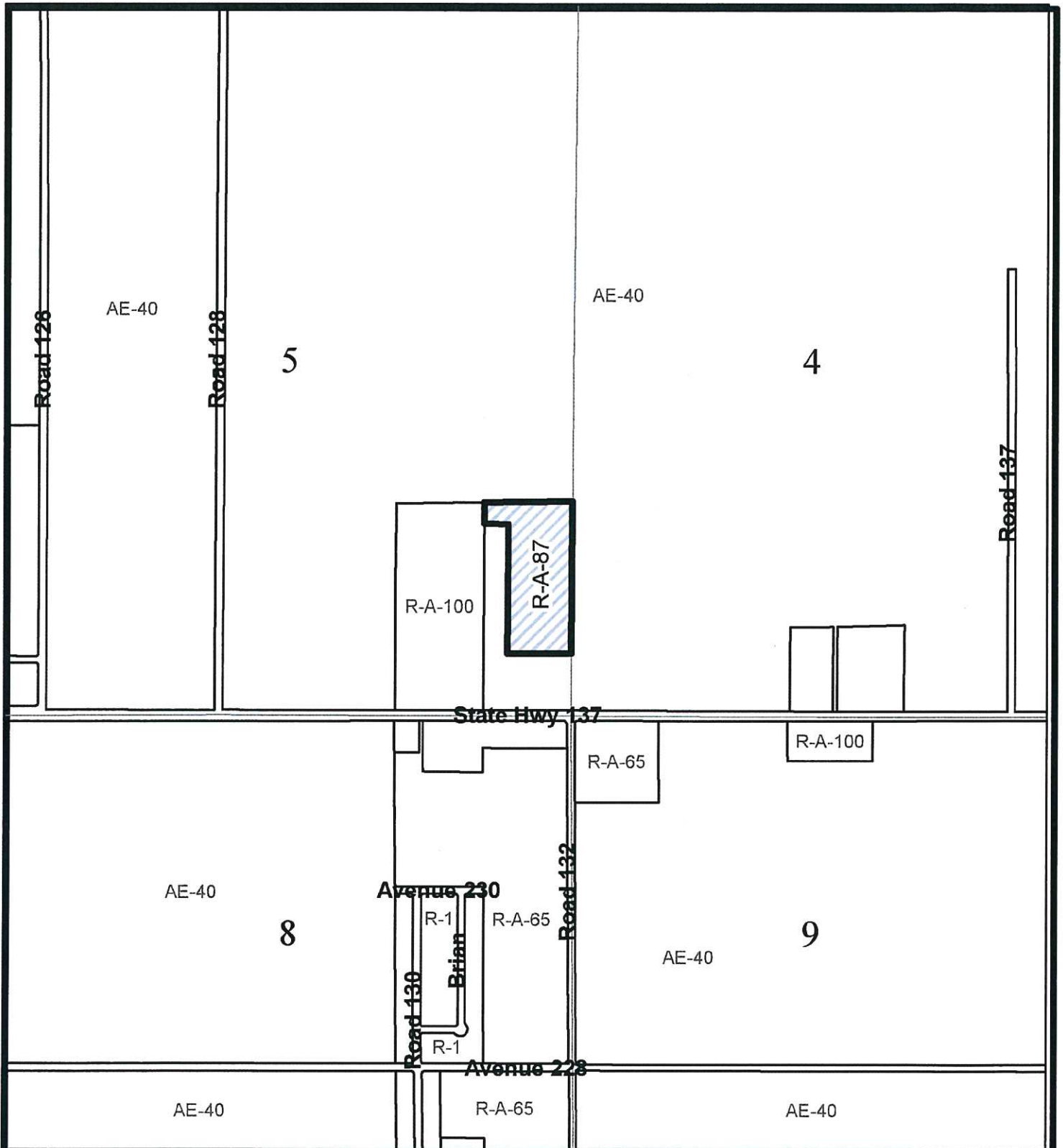
Existing Zoning Map for GPI 19-003



Owner: Gamaliel Aguilar
Address: 13198A Avenue 232
City, State, ZIP: Tulare, CA 93274
Applicant: Same
Agent: Jesus Gutierrez
Supervisory District: 2
Assessors Parcel: 184-030-024

0 1,000 2,000 Feet





APN: 184-030-024,
 APROX. 12.79 AC.
 Zone Change from AE-40 to R-A-87
 (GPI 19-003)

0 1,000 Feet



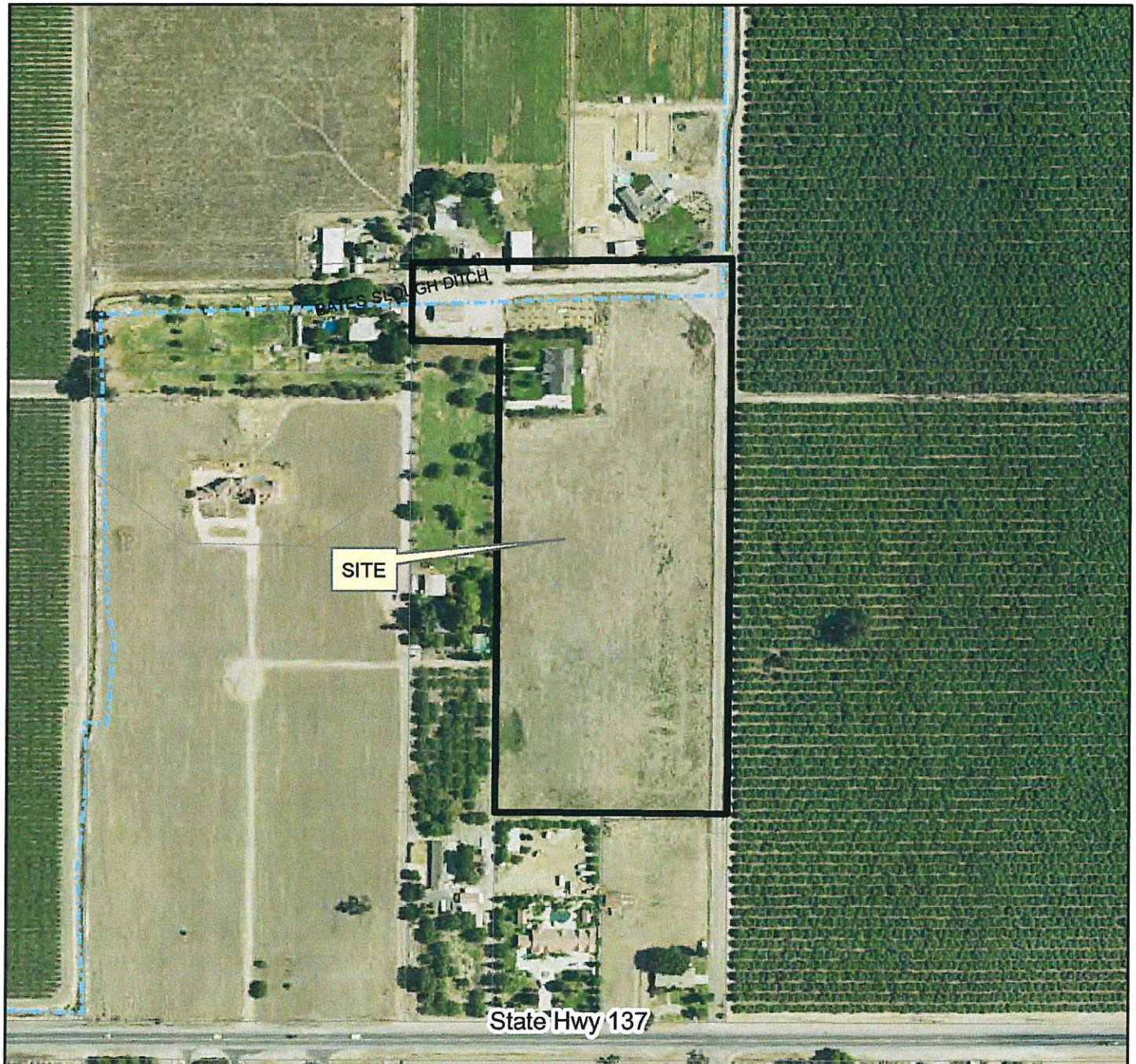
ORDINANCE NO. _____
 AMENDING A PORTION OF MAP PART _____,
 PART OF SEC. 5, T 20 S, R 25 E, M.D.B. & M.
 OF

OFFICIAL ZONING MAP COUNTY OF TULARE, CA.

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



Aerial Photograph for GPI 19-003



Owner: Gamaliel Aguilar
Address: 13198A Avenue 232
City, State, ZIP: Tulare, CA 93274
Applicant: Same
Agent: Jesus Gutierrez
Supervisory District: 2
Assessors Parcel: 184-030-024

0 500 Feet



TENTATIVE SUB-DIVISION MAP - 2 AC. MIN.

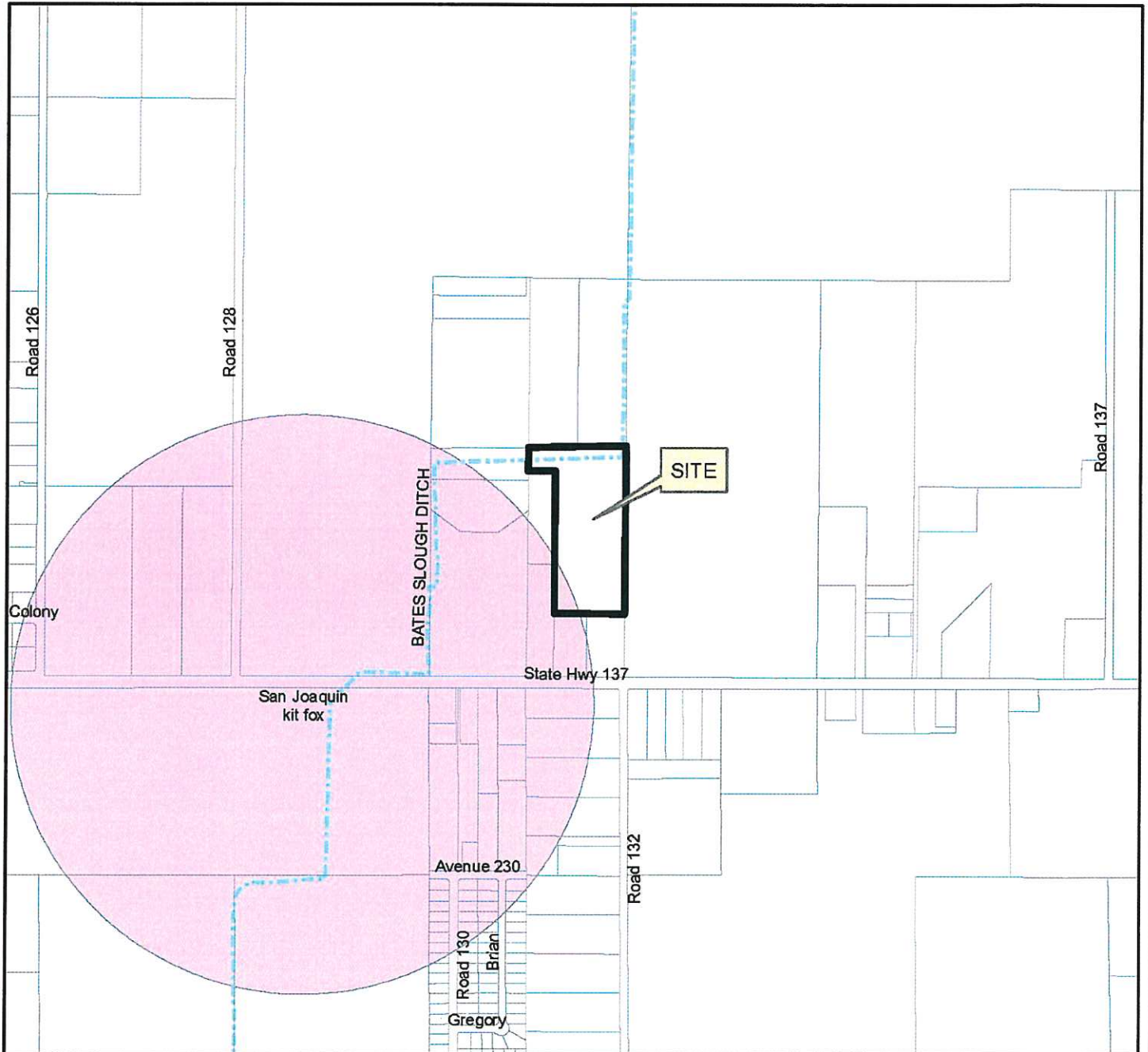
SOLID WASTE:



No Scale



Species of Concern for GPI 19-003



CNDDb (data file last updated on 8/6/2019)

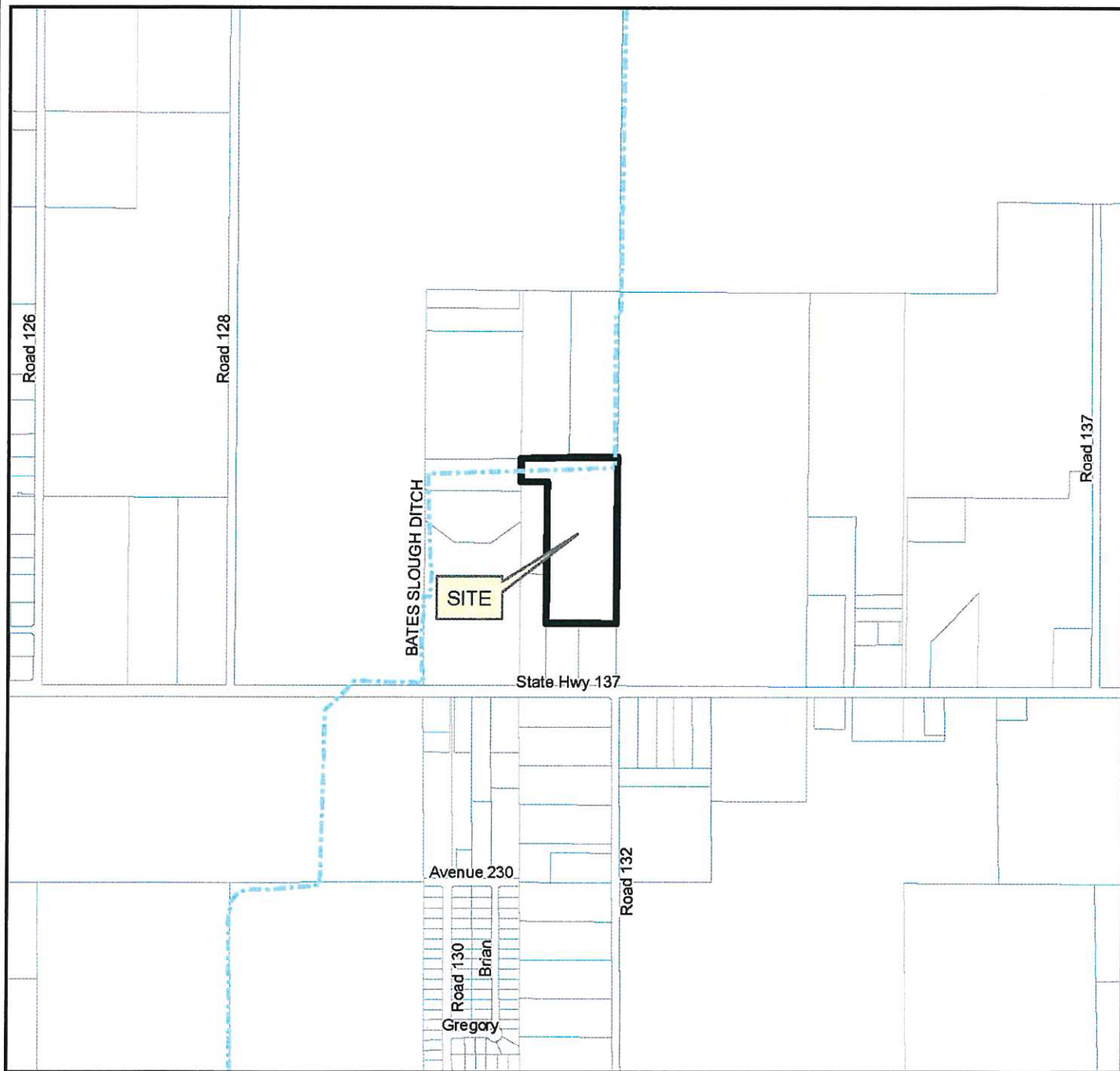
0 0.25 0.5 Miles





SITE **Species of Concern (CNDDb)** San Joaquin kit fox
 Parcels





Waterways Map for GPI 19-003



-  Waterways
-  SITE
-  Parcels
-  County Boundary

0 1,000
Feet



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)	[4]
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)	[4]
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 [12]

BACK-UP STATEMENT FOR RVLP EVALUATION CHECKLIST
FOR
GPI 19-003 – AGUILAR

ASSESSOR PARCEL EVALUATED: APN 184-030-024. The 12.79-acre site was evaluated under the RVLP point evaluation checklist system.

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 Fine Sandy Loam, as Class I (irrigated) and Class IVc (non-irrigated). It is determined to be in the Prime category. The subject site contains one residence and has not been actively cultivated since 2010.

C. POINT VALUES

4 POINT VALUE

1. Existing parcel size:

The whole project area is 12.79 acres. This factor meets the criteria for highest relative suitability: 4 points allocated.

2. Existing Land Use/Suitability for Cultivation:

The subject site is not in agricultural production and has not been actively farmed since 2010.. The properties to the south and west contain rural residences and have not been actively farmed since at least 1994. Adjacent to the north are two rural residences and to the east is an orchard. This land is not in agricultural use and is not suitable for cultivation because of the rural residences on three sides. 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 three sides with non-agricultural uses and within one-quarter mile of the perimeter of the site, at least 20% 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 abutted on one side with Agricultural Preserve and within ¼ mile of the perimeter of the site less than 50% of the area is land that is in agricultural preserves. Highest relative suitability has not been met: 0 points allocated.

2 POINT VALUE

1. Level of Groundwater and Soil Permeability:

The Groundwater Information Center Interactive Map Application established the water table depth at 160 feet in Fall 2018, the most recent data available. 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:

Tulare Station No. 5 is located approximately 3 miles southwest of the project site. This station is 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 indirect access to Avenue 232 (State Hwy. 137), via a 20-foot wide easement. 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 an existing domestic well; 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

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, P.E., DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

September 3, 2019

PROJECT PROCESSING - CONSULTATION NOTICE

To: Interested Agencies (see next page)
From: Dana Mettlen, Project Planner
Subject: General Plan Initiation Case No. GPI 19-003

The Tulare County Resource Management Agency has received a request from the applicants to Expand the Urban Development Boundary of East Tulare Villa Hamlet Plan and change the County's land use designation on 12.79 acres from "Valley Agriculture" to "Rural Residential" and change the zone district on the same 12.79 acres from AE-40 (Exclusive Agriculture – 40 acre minimum) to R-A-87 (Rural Residential – 87,000 sq. ft. minimum). Thirdly, the applicant requests to subdivide the parcel into six 2.0-acre lots (APN 184-030-024).

The property is located northwest of the intersection of Avenue 232 (State Hwy. 137) and Road 132, east of Tulare

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 **September 17, 2019** 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 19-003
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*
☒ Kaweah Delta Irrigation Dist*
☐ Pub Utility Dist*
☐ Comm. Service Dist*
☐ Town Council*
☐ Elem. School Dist*
☐ High School Dist*
☐ City of _____*
☐ City of _____*
☐ County of _____*
☐ Tulare Lake Basin Water Storage Dist*
☐ Advisory Council*
☐ Fire District*
☐ Mosquito Abatement*
☒ Kaweah Delta Water Cons. District*
☒ 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

☒ Dept. of Fish & Wildlife Dist 4
☐ _____, DFG Area Biologist
☐ Alcoholic Beverage Control
☐ Housing & Community Development
☐ Reclamation Board
☐ Regional Water Quality Control Board - Dist. 5
☒ 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)
☒ Tulare County Farm Bureau
☐ Archaeological Conservancy (Sacramento)

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

**DEPARTMENT OF TRANSPORTATION
DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-4168
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

September 13, 2019

06- TUL-137-19.41
GPI 19003 & TSM
RURAL RESIDENTIAL

SENT VIA EMAIL

Ms. Dana Mettlen, Project Planner
Tulare County Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277

Dear Ms. Mettlen:

Thank you for the opportunity to review General Plan Initiation (GPI) No. 19003 and Tentative Subdivision Map (TSM); proposing to change the County land use designation on 12.79 acres from Agriculture to Rural Residential. Also, proposing to subdivide the parcel into six 2-acre lots. The project site is located along the west side of Road 132, north of SR 137/Road 132 intersection, near the City of Tulare.

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. The site plan indicates the existing easement will provide access to the proposed six parcels. If the driveway delineated on the map is to be shared by the newly created parcels, an access easement (or an agreement acceptable to the State) needs to be executed between the parties and submitted to the Encroachment Permit office.
2. The owner needs to provide a copy of the encroachment permit or submit an application requesting approval for driveway access. Any new access will need to be approved by this agency. Furthermore, a new encroachment permit is needed if ownership has changed. Encroachment permits are not a property right and do not transfer with the property to the new owner. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058 to locate the existing encroachment permit or file a new encroachment permit authorizing access for the new and existing parcels to the State Highway System.

Ms. Dana Mettlen – GENERAL PLAN INITIATION NO 19003 & TSM
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3. As a point of information; according to the Caltrans Transportation Concept Report (TCR), this segment of SR 137 in the vicinity of the proposed project, calls for improving the existing 2-lane facility to a 4-lane conventional facility within 146 feet of total ROW width with 73 feet of ROW from the center line on north side of SR 137. Current Caltrans ROW map shows 80 feet of total width, with 30 feet from center line on the north side of SR 137.

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Navarro', with a stylized, looping flourish at the end.

MICHAEL NAVARRO, Chief
Transportation Planning – North

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

September 9, 2019

TO: Dana Mettlen, Project Planner

FROM: Craig Anderson, Engineer III *CA*

SUBJECT: General Plan Initiation Request – GPI 19-003

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, a tentative subdivision map will require specific development standards applicable to access road requirements.

As development proposals are presented, we will reserve comment and recommendations for improvements or dedications at that time

CA