



**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: January 14, 2020

| | | | | |
|---|-----|-------------------------------------|-----|-------------------------------------|
| 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: 559-624-7000 | | | | |

SUBJECT: Zone Change Initiation No. PZC 19-014 - Orozco/Dinuba

REQUEST(S):
Request that the Board of Supervisors:

Authorize Zone Change Initiation No. PZC 19-014 (Orozco/Dinuba) to proceed as a Zone Change from the AE-20 (Exclusive Agricultural – 20 Acre Minimum) to the C-3 (Service Commercial) Zone, on a 3.5-acre portion of a 9.88-acre parcel, located at 42249 Road 64, on the west side of Road 64 at the Avenue 424 alignment, approximately 0.45 mile west of the Dinuba Urban Development Boundary.

SUMMARY:
The Zone Change Initiation is not an approval of the proposed project or Zone Change Amendment. The Zone Change Initiation allows the applicant to apply for the Zone Change Amendment only, with no guarantee that the amendment will be adopted. A detailed analysis of the project, and its impacts, will be studied, upon the Board of Supervisors approving this Zone Change Initiation. The applicant may submit a Zone Change application if the Zone Change Initiation is approved.

Project Description:
The Tulare County Resource Management Agency (RMA) has received a request from Maria and Martin Orozco to initiate a zoning amendment application on a 3.5-acre portion of a 9.88-acre parcel, APN 012-213-018, to changing the zoning designation from AE-20 to C-3. The site currently contains a residence, detached garage, septic system, domestic well, propane tank, and agriculture (kiwi vines). There are no current Code Violations on the site. The applicants propose constructing a gas/diesel fueling station and convenience store on a 3.5± acre portion of the site. The remaining 6.38 ± acre portion will remain in agricultural and residential use.

SUBJECT: Zone Change Initiation No. PZC 19-014 - Orozco/Dinuba
DATE: January 14, 2020

Location: 42249 Road 64, on the west side of Road 64 at the Avenue 424 alignment, approximately 0.45 mile west of the County-Adopted Urban Development Boundary of the City of Dinuba. The subject site is outside any Urban Boundary. Surrounding parcels are zoned AE-20 and contain agriculture and scattered rural residences to the north, west and south. To the east are a farm machinery business, estate homes and agriculture.

The project area is located within the Rural Valley Lands Plan (RVLP), Land Use Element of the Tulare County General Plan and the Land Use Designation for the project site is "Valley Agriculture." Valley Agriculture is designed for intensive agricultural use with a minimum 10-acre parcel size. For a project site to be rezoned to a non-agricultural use, the RVLP policies and checklist are used to determine the agricultural viability of the site. The project site is zoned AE-20; therefore, the parcel should not be rezoned, unless it meets the criteria of the RVLP checklist.

Under the RVLP, if the lot is under Williamson Act Contracted Lands, it is restricted from zone changes. This parcel is not under Williamson Act Contract. As such, a preliminary RVLP checklist was conducted and concluded that the parcel would receive seventeen (17) RVLP points (see Attachment 2, RVLP checklist). Policy RVLP-1.4 states that the County shall not allow re-zoning of parcels that accumulate 17 or more points according to the RVLP Development Criteria (contained in Section 1.3 of this chapter). A parcel receiving 12 to 16 points 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. However, in the past the Planning Commission and Board have approved re-zoning of parcels that accumulated 17 or 18 RVLP points.

An all-way stop was installed in May 2016 by the subject site at the T-intersection of Road 64 and Avenue 424. The Average Annual Daily Trips (AADT) for Road 64 south of Avenue 424 was measured at 2,900. The AADT for Road 64 north of Avenue 424 was 6,400. The AADT on Avenue 424 east of Road 64 was 4,550.

The City of Dinuba did not respond to a consultation request for the Zone Change Initiation.

The requested change of zone has been found to be compatible with established land uses in the surrounding area and is not in conflict with the furtherance of overall County development strategies, plans, and policies.

General Plan Consistency:

Based on factors shown above, it can be concluded that the proposed Change of Zone will be consistent with the Rural Valley Lands Plan and will further the goals, objectives, and policies of the Tulare County General Plan. Accordingly, it is respectfully submitted that the proposed Zone Change Initiation should be approved. However, approval of this Zone Change Initiation in no way guarantees that the

SUBJECT: Zone Change Initiation No. PZC 19-014 - Orozco/Dinuba
DATE: January 14, 2020

ultimate Change of Zone will be approved. Instead, approval of this Zone Change Initiation allows the applicants to submit a Change of Zone application for processing.

FISCAL IMPACT/FINANCING:

The applicant cost for a Zone Change Initiation is an initial deposit of \$3,333. If authorized to file a Zone Amendment Application, the applicant will pay an initial deposit of \$6,451 to the Tulare County RMA. Additional fees of \$100 per hour are assessed if the actual cost of processing the Zone Change Initiation application exceeds the deposits. CEQA documentation and compliance for the project is also charged on a full cost recovery basis.

Once the change of zone, staff report, and the environmental documentation are substantially complete, and before submittal to the Planning Commission and Board of Supervisors for action, the Department will bill the applicant for the actual cost of processing plus an additional estimated amount for taking the application through the hearing process and for final filing and recording. Payment will be required prior to setting the public hearing dates. If final actual cost is less than the deposit, because the application is not approved or some other reason, then the difference will be refunded.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

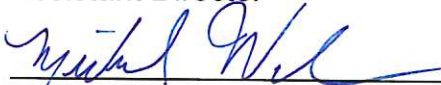
The County's five-year strategic plan includes the "Economic Well Being Initiative - to encourage growth consistent with the County General Plan". The authorization to initiate the requested zoning amendment application helps fulfill this initiative by:

- Providing effective growth management by allowing the existing parcel to be rezoned and developed with a fueling station and convenience store.

ADMINISTRATIVE SIGN-OFF:



Aaron R. Bock, MCRP, JD, LEED AP
Assistant Director



Michael Washam
Associate Director



Reed Schenke, P.E.
Director

cc: County Administrative Office

Attachment 1 – Site Maps
Attachment 2 – Preliminary RVLP Checklist
Attachment 3 – Consultation and Comment Letters

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

IN THE MATTER OF ZONE CHANGE) Resolution No. _____
INITIATION NO. PZC 19-014-)
OROZCO/DINUBA)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD JANUARY 14, 2020,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

BY: _____
Deputy Clerk

* * * * *

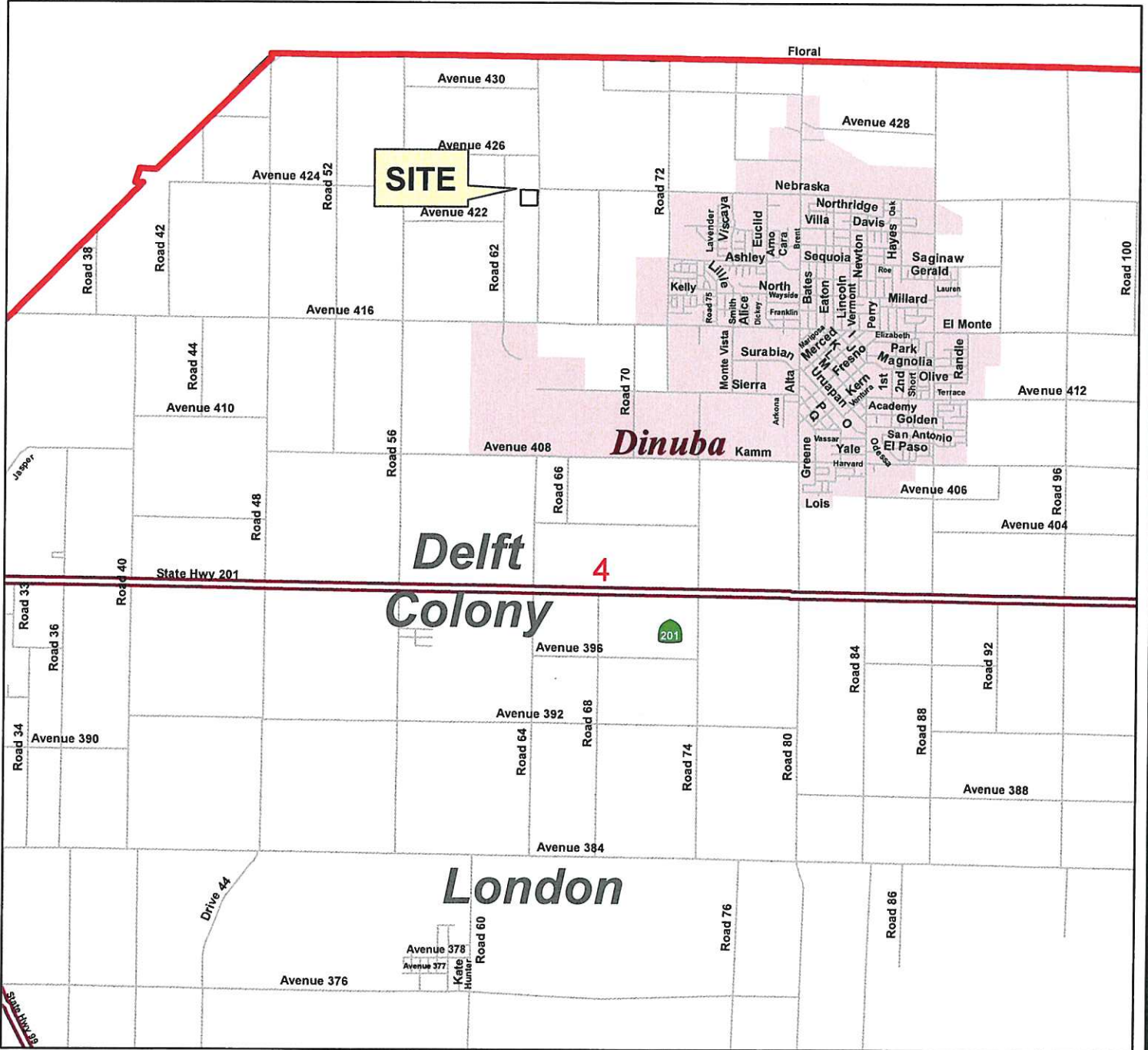
That the Board of Supervisors:

Authorized Zone Change Initiation No. PZC 19-014 (Orozco/Dinuba) to proceed as a Zone Change from the AE-20 (Exclusive Agricultural – 20 Acre Minimum) to the C-3 (Service Commercial) Zone, on a 3.5-acre portion of a 9.88-acre parcel, located at 42249 Road 64, on the west side of Road 64 at the Avenue 424 alignment, approximately 0.45 mile west of the Dinuba Urban Development Boundary.

Attachment No. 1



Vicinity Map for PZC 19-014



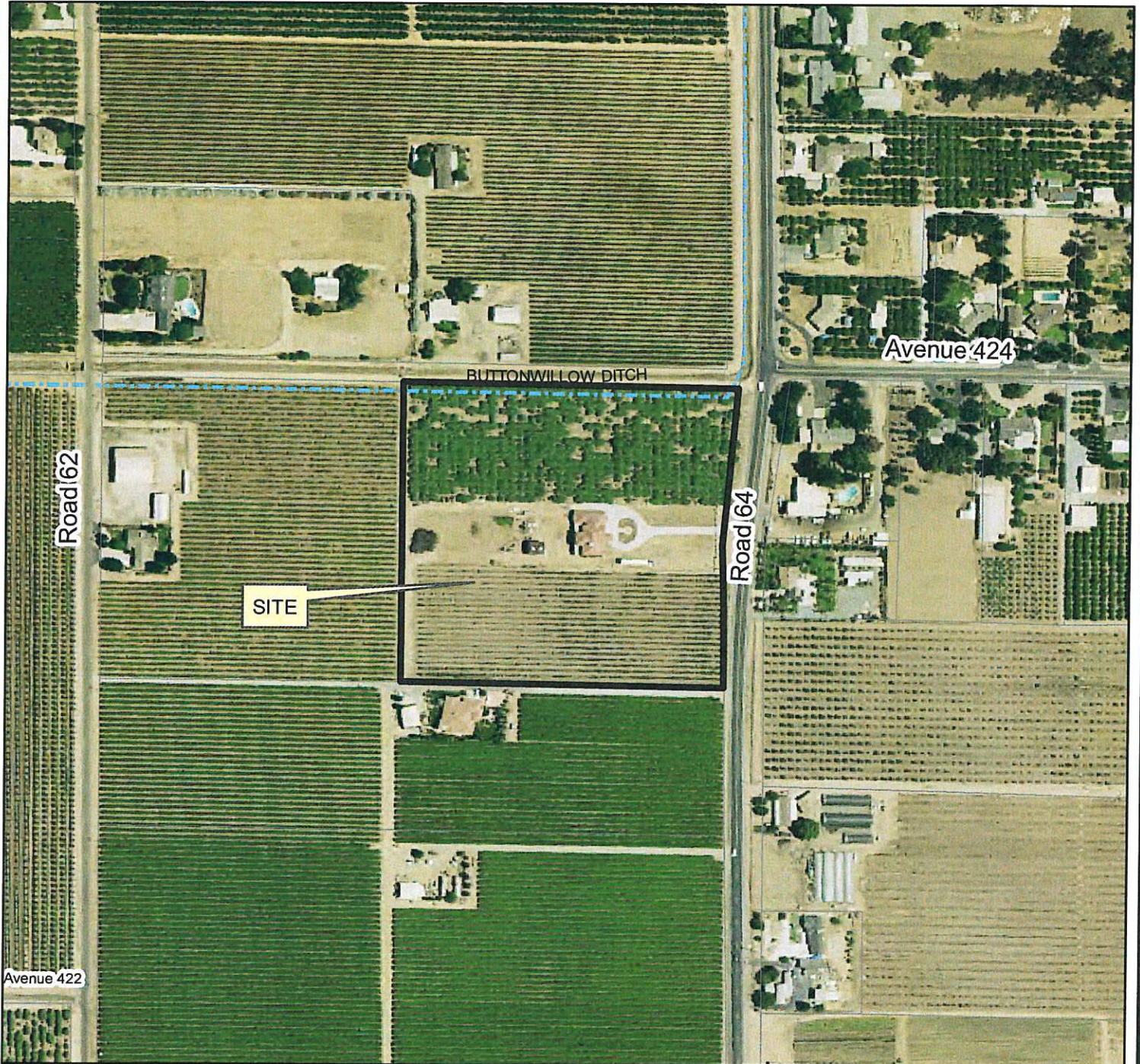
Supervisorial District: 4

- SITE
- Supervisorial Districts





Aerial Photograph for PZC 19-014

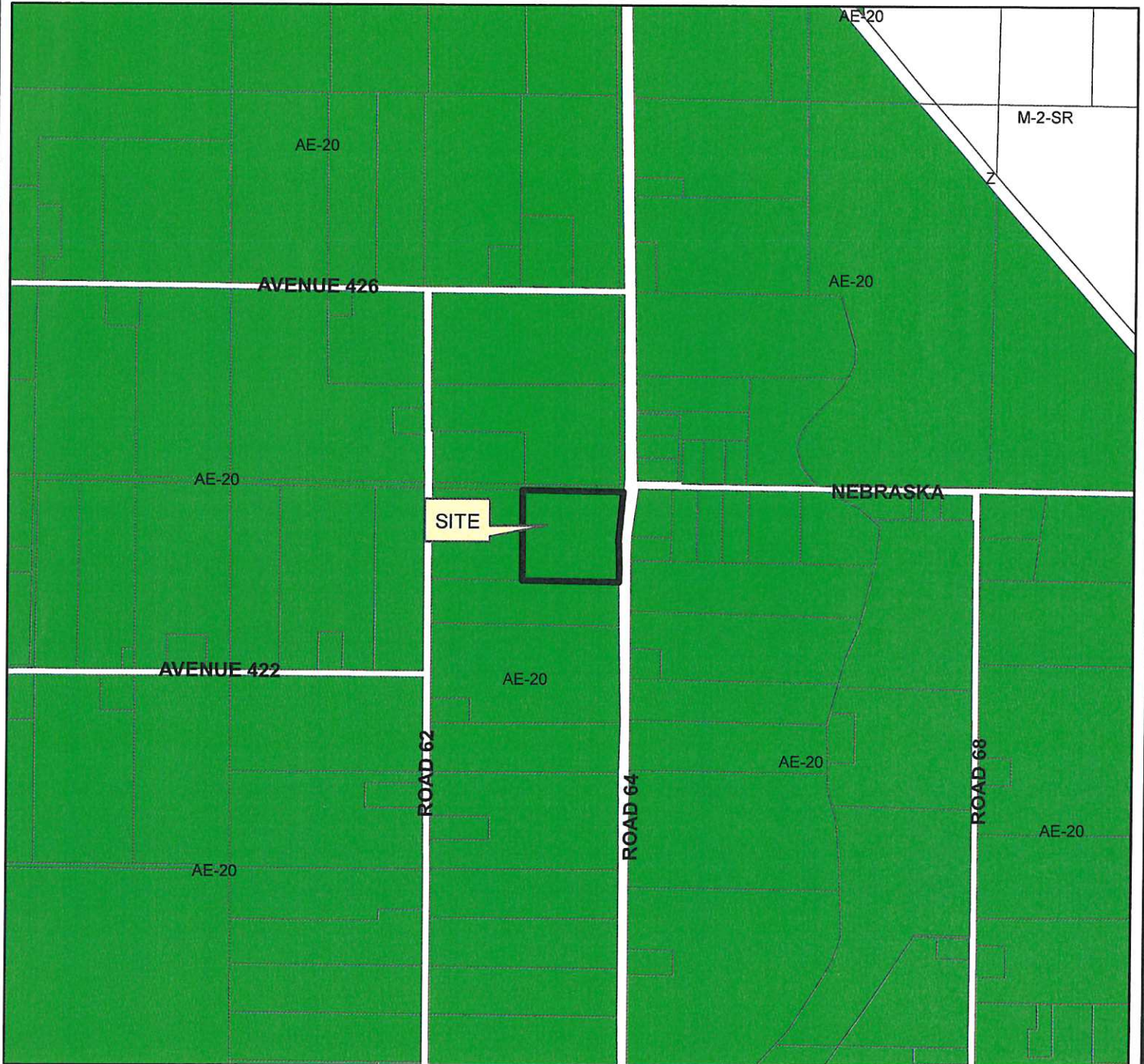


Owner: Martin Orozco and Maria T. Orozco
 Address: 42249 Road 64
 City, State, ZIP: Dinuba CA 93618
 Applicant: Maria and Martin Orozco
 Agent: N/A
 Supervisorial District: 4
 Assessor's Parcel: 012-213-018





Existing Zoning Map for PZC 19-014



Owner: Martin Orozco and Maria T. Orozco
 Address: 42249 Road 64
 City, State, ZIP: Dinuba CA 93618
 Applicant: Maria and Martin Orozco
 Agent: N/A
 Supervisorial District: 4
 Assessors Parcel: 012-213-018

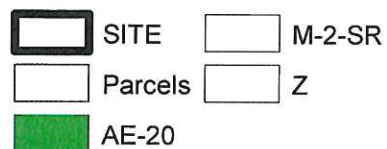
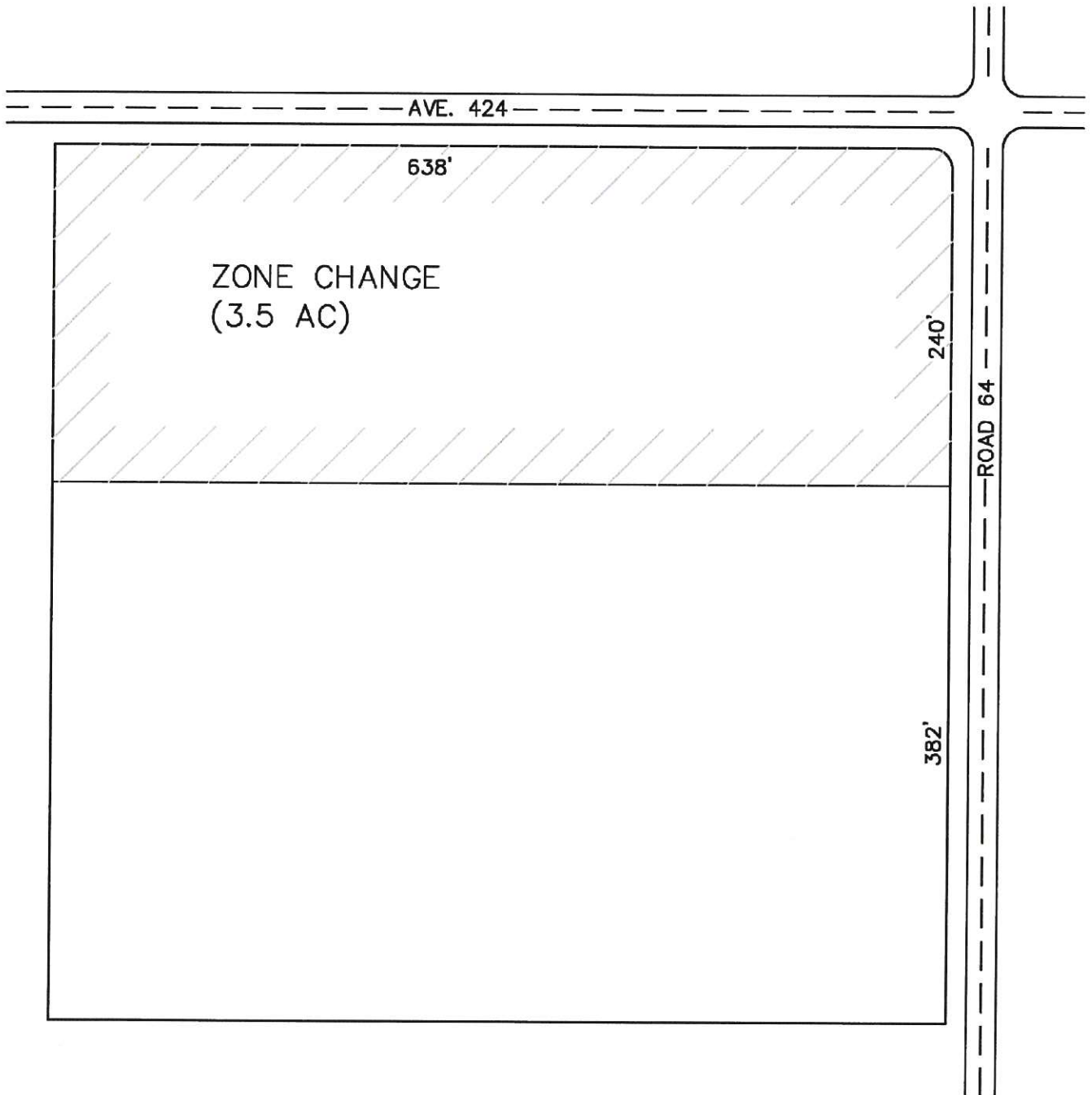


Exhibit "A"



A.P.N. 012-120-018
42249 ROAD 64
DINUBA, CA 93618

MARTIN & MARIA OROSCO
PZC 19-014, ZONE CHANGE
INITIATION

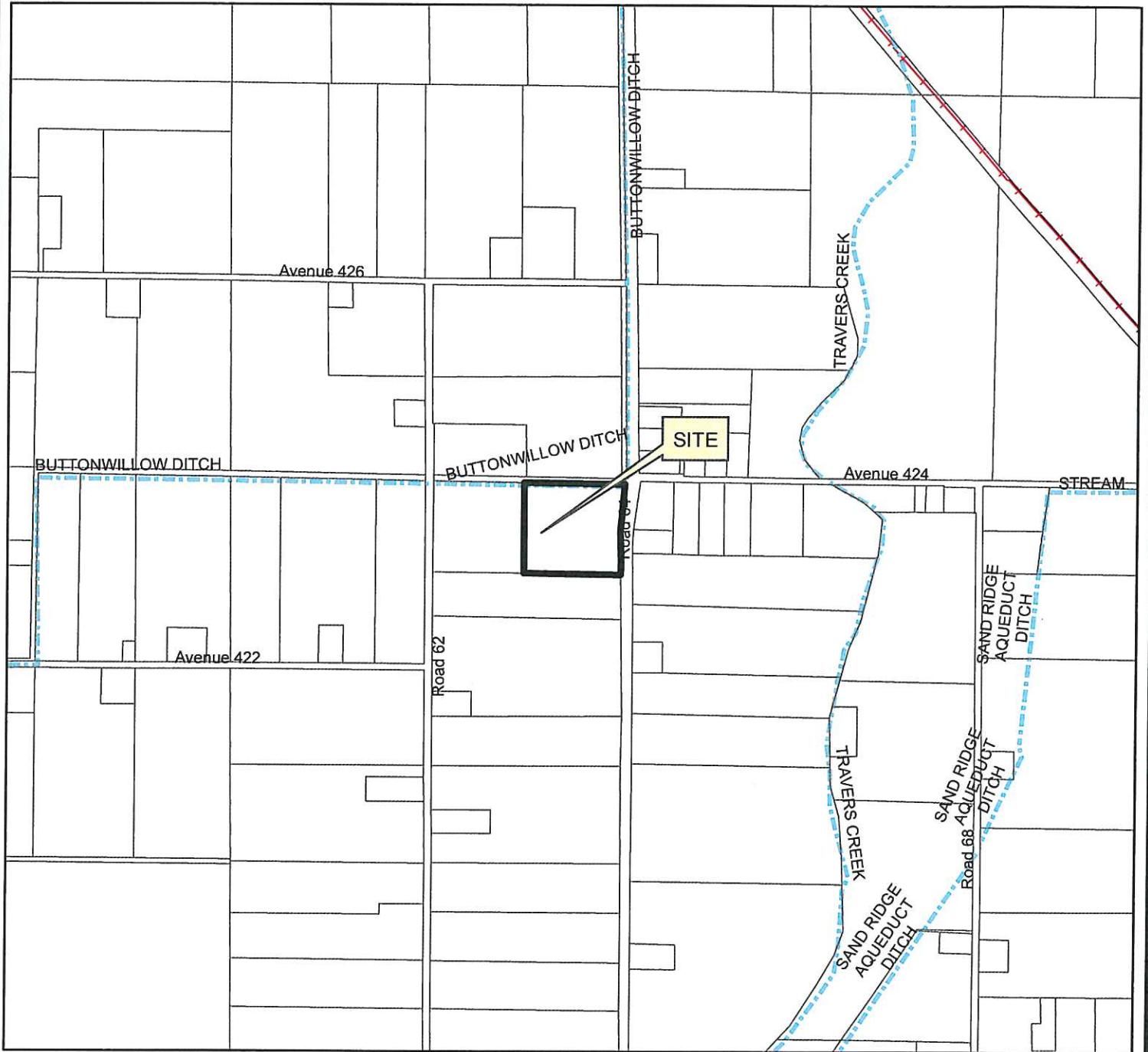


No Scale

**Site Plan
Illustration
PZC 19-014**



Species of Concern for PZC 19-014

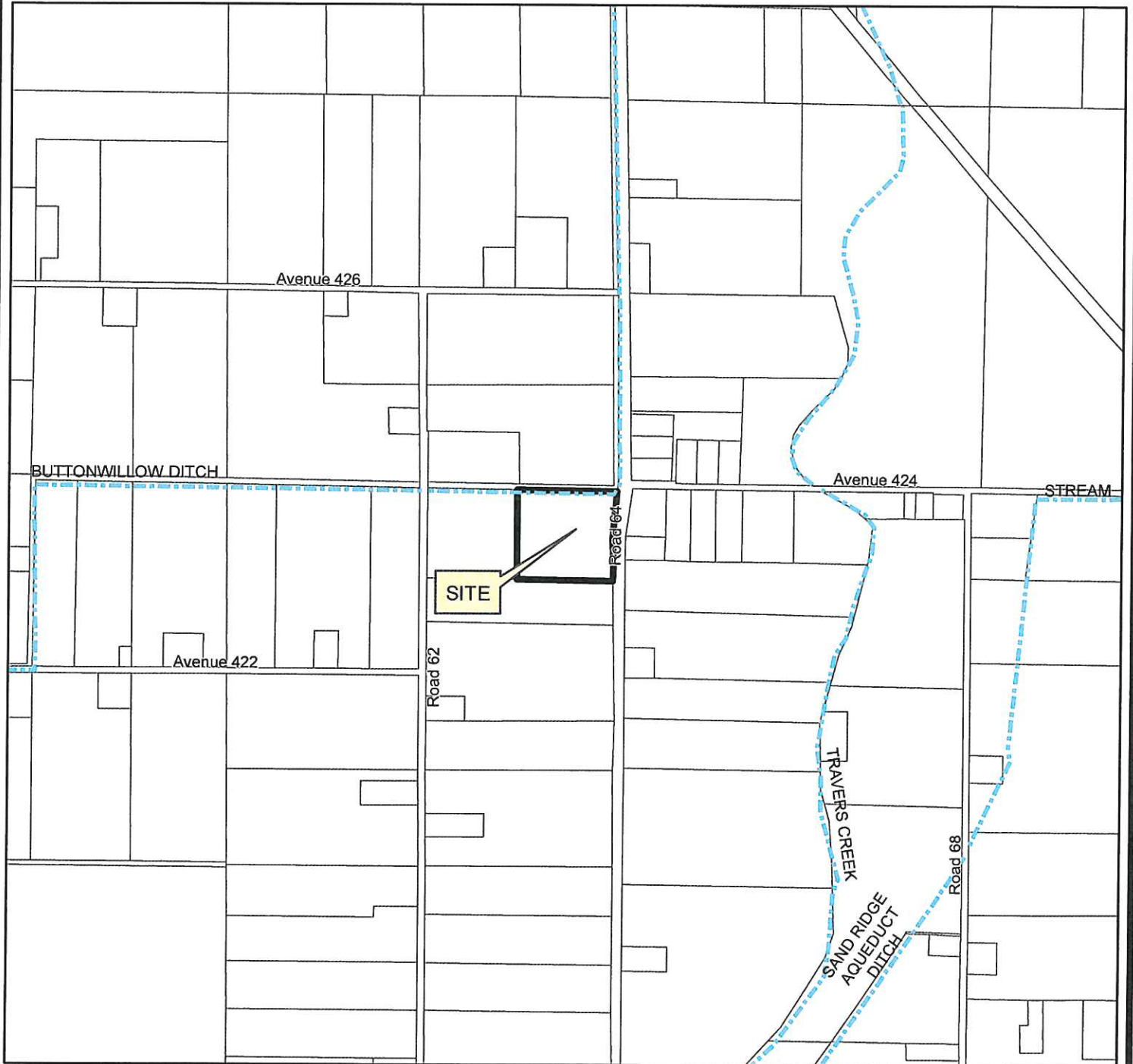






CNDDDB (data file last updated on 8/6/2019)

-  SITE
-  Parcels

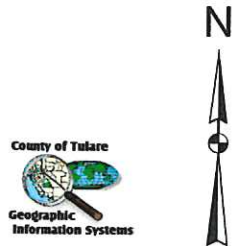


Waterways Map for PZC 19-014



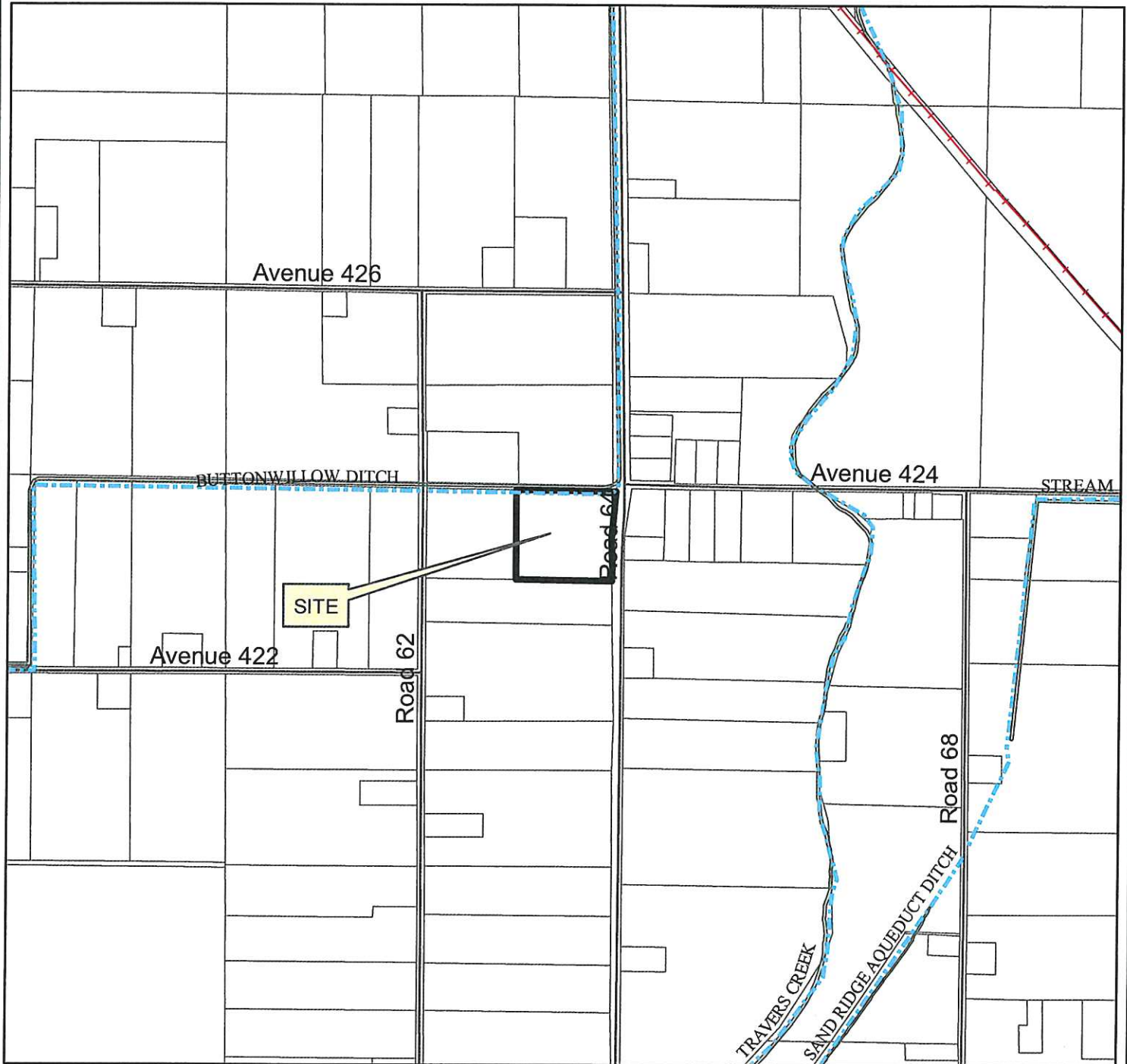
-  Waterways
-  SITE
-  Parcels
-  County Boundary









0 1,000
Feet



Wetlands Map For PZC 19-014

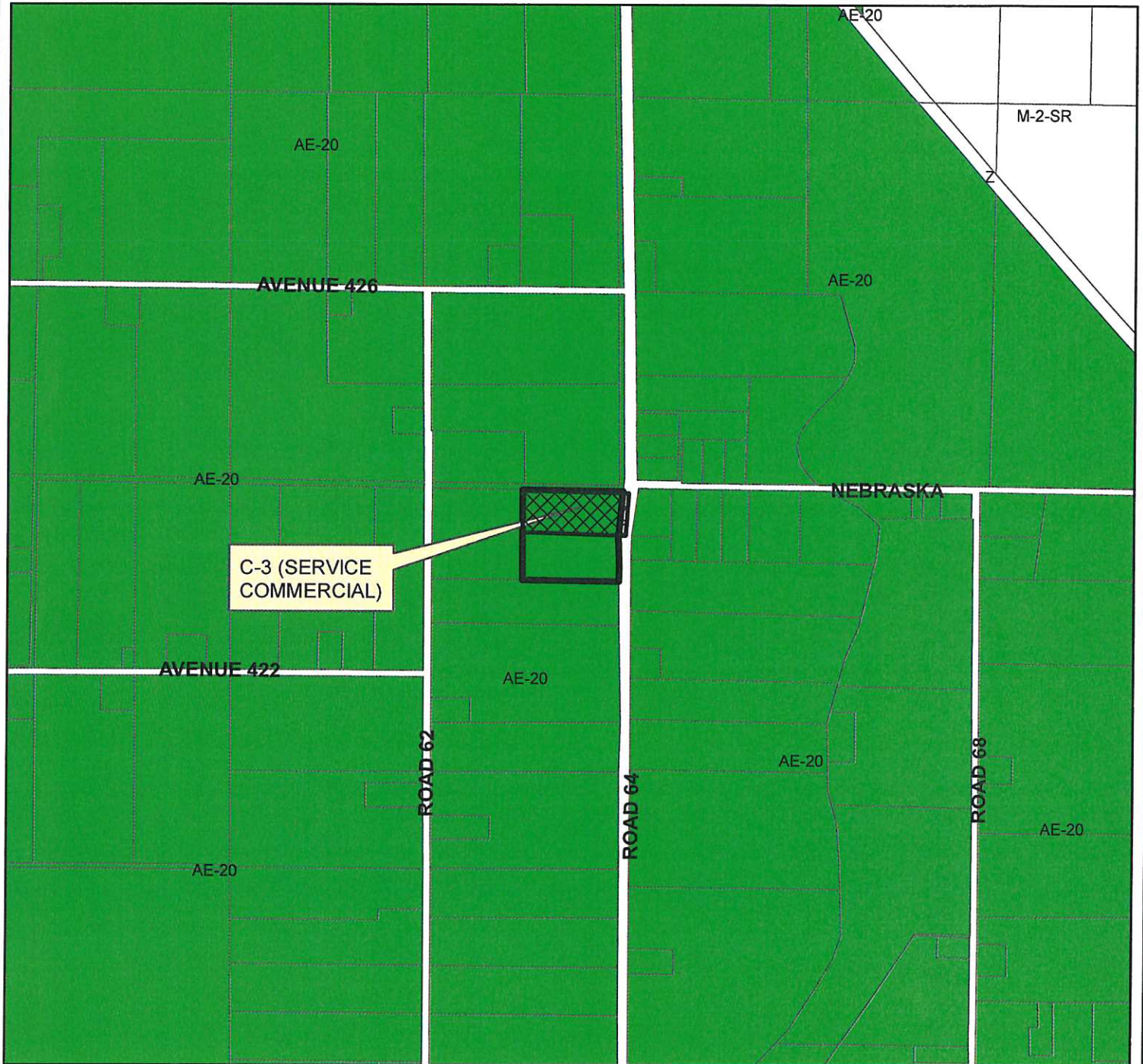


- | | | |
|---|---------|---|
|  | SITE | National Wetlands Inventory |
|  | Parcels |  Freshwater Emergent Wetland |
| | |  Freshwater Forested/Shrub Wetland |
| | |  Freshwater Pond |
| | |  Lake |
| | |  Riverine |
| | |  Uplands (No Wetlands) |

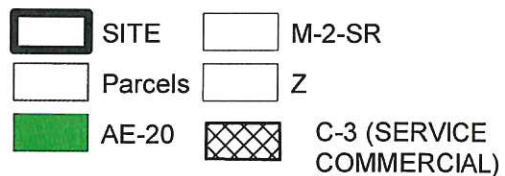




Proposed Zoning Map for PZC 19-014



Owner: Martin Orozco and Maria T. Orozco
 Address: 42249 Road 64
 City, State, ZIP: Dinuba CA 93618
 Applicant: Maria and Martin Orozco
 Agent: N/A
 Supervisorial District: 4
 Assessors Parcel: 012-213-018



Attachment No. 2

RURAL VALLEY LANDS PLAN - PARCEL EVALUATION CHECKLIST

A. RESTRICTED TO AGRICULTURAL 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 "Non-agricultural" criteria, place a "0" in the value column and continue.

| | 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. Award the corresponding point value to the parcel under review

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

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 CATEGORY

| | |
|--|---|
| 1. Existing Parcel Size (use gross acreage figure) | 4 |
| 2. Existing Land Use/Suitability for Cultivation | 4 |

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 | 3 |
| 3. Proximity of Inharmonious Uses (NOTE: Flexible Point Value applicable in some cases) | 3 |
| 4. Proximity to Lands in Agricultural Preserve | 0 |

TWO POINT VALUE CATEGORY

| | |
|---|---|
| 1. Level of Groundwater 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 | 1 |
| 6. Surface Irrigation Water | 1 |
| 7. Groundwater Recharge Potential (do not evaluate this factor if the site received "0" points for "Surface Irrigation Water"; enter "0" in such cases) | 1 |

TOTAL POINTS 17

BACK UP STATEMENT FOR
RURAL VALLEY LANDS PLAN (RVLP)
EVALUATION CHECKLIST

For PZC 19-014 Orozco Change of Zone from AE-20 to Commercial on Rd 64 @Ave 424

SITE EVALUATED: The proposed 3.5-acre site is on a 9.88-acre legal parcel, assigned APN 012-213-018.

A. RESTRICTED TO AGRICULTURAL VALUES

1. Agricultural Preserve Status:
The subject 9.88-acre parcel is not under contract as an Agricultural Preserve. Zero (0) points are allocated.
2. Limitation for Individual Waste Disposal Facilities:
An engineer-designed septic tank-leach line system will be required at the development stage, to prevent contamination of the groundwater table. Zero (0) points are allocated.

B. VARIABLE POINT VALUE

1. Land Capability:
The Soil Conservation Service has rated the agricultural capability of the soil type (Exeter Loam) as Non-Prime Class III soil if irrigated. Because it is Class III soil and existing kiwi vines are irrigated, four (4) points are allocated.

C. FOUR POINT VALUE CATEGORY

1. Existing Parcel Size:
The subject 9.88-acre site under evaluation is larger than 5 acres in size and is considered economically viable for productive agriculture. This factor receives zero (4) points.
2. Existing Land Use/Suitability for Cultivation:
The subject 9.88 acre site and adjacent properties in all directions are currently being farmed. The subject property contains a single family residence with detached garage and kiwi vines. Although the applicant states that the vines are old and do not produce well, this criterion is allocated four (4) points.

D. THREE POINT VALUE CATEGORY:

1. Surrounding Parcel Size:
Approximately 38% of the area within a ¼ mile radius of the site is devoted to parcels that are smaller than 5 acres. The highest suitability is applied when less than 35% of the parcels are smaller. Nonagricultural land uses are discouraged in areas where land is essentially in agriculture. This factor is allocated zero (0) points.

2. Surrounding Land Uses:
The purpose of this evaluation is to prevent the close association of agricultural uses and non-agricultural uses, which may have the potential to adversely affect one another. Properties to the north, west and south contain agriculture (orchards & vineyards) and scattered rural residences. To the east are estate homes and a farm machinery business. Within one-quarter mile of the perimeter of the site, approximately 11% of the area is devoted to non-agricultural uses, less than the 25% guideline that would allow nonagricultural development in areas where such development has already occurred. This factor receives three (3) points.
3. Proximity to Inharmonious Uses (dairies, feed lots, concentrated animal raising operations, sand and gravel operations, waste disposal sites, airports and/or agricultural chemical research stations, etc.): There are no inharmonious uses within 1/2 mile (2,640 feet) of the site. Therefore, this factor receives three (3) points.
4. Proximity to Lands within Agricultural Preserves:
The site is abutted on two sides by properties within agricultural preserve. Approximately 61% of lands within ¼ mile are in agricultural preserves, which is less than the 64% threshold. Zero (0) points are allocated.

E. TWO POINT VALUE CATEGORY:

1. Level of Groundwater and Soil Permeability:
The soil type on the site is Exeter Loam, which has a moderate permeability rating. The groundwater level is estimated to be at 350 feet per a California Department of Water Resources website Groundwater Information Center Fall 2018 map, deeper than the 20 feet desirable for agriculture. Such lands are more suitable for installation of domestic, commercial and industrial waste disposal systems. Zero (0) points are allocated.

F. ONE POINT VALUE CATEGORY:

1. Proximity to Fire Protection Facilities:
The subject site is within the 5-mile response distance area of the County Fire Station located in Dinuba, which makes it more suitable for nonagricultural uses. This factor receives zero (0) points.
2. Access to Paved Roads:
The site has direct access to a paved public road and is better suited for non-agricultural uses than areas without such access; therefore, zero (0) points are allocated.
3. Historical, Archaeological, Wildlife Habitat, and Unique Natural Features:
The subject site is contains a single-family residence, so is less likely to contain features that may be destroyed by commercial activity. Therefore, zero (0) points are allocated.

4. Flood Prone Areas:
The entire site is in FEMA Flood Zone X, where flooding is not a problem and non-agricultural uses would not experience flood hazards; therefore, zero (0) points are allocated.
5. Availability of Community Domestic Water:
The subject site does not currently have access to a community domestic water system, and is not expected to have access in the near future. The requirements of the Tulare County Fire Flow Ordinance for commercial zone changes cannot be met. Therefore, the site receives an allocation of one (1) point.
6. Surface Irrigation Water:
Surface irrigation water is available to the site and to neighboring parcels. Buttonwillow Ditch is located on the northern parcel boundary. Therefore, one (1) point is allocated.
7. Groundwater Recharge Potential:
The site is irrigated by surface water sources. Exeter Loam soil permeability is moderate and the soil has a restrictive layer. One (1) point is awarded.

Total Points = 17

If the number of points accumulated is more than the 17 point RVLP threshold, then the parcel shall remain agriculturally zoned. (A parcel receiving 12, 13, 14, 15, or 16 points shall be determined to have fallen within a “gray” area where no clear-cut decision is readily apparent. In such cases, 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. If the number of points accumulated is eleven (11) or less, the parcel may be considered for non-agricultural zoning.)

Attachment No. 3

CASE NO. Zone Change Initiation PZC 19-014
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*
- Alta Irrigation Dist*
- _____ Pub Utility Dist*
- _____ Comm. Service Dist*
- _____ Town Council*
- _____ Elem. School Dist*
- _____ High School Dist*
- City of Dinuba *
- 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)



289 North L Street
Dinuba, CA 93618
Tel: (559) 591-0800
Fax: (559) 591-5190
www.altaid.org

September 27, 2019

April Hill
Project Planner
5961 South Mooney Blvd.
Visalia, CA 93277

Tulare County
Resource Management Agency

SEP 30 2019

Board of Directors

Jack Brandt
President

Norman Waldner
Dan Asturiasain
Jerry Halford
John Kalendar
Tom Marshall
Larry Tout

Administration

Chad B. Wegley
*General Manager/
Secretary*

Marc Limas
Controller/Treasurer

Subject: Zone Change Initiation No. PZC 19-014, Orozco, Buttonwillow Ditch

Dear Ms. Hill:

This letter is in response to a notice from the Tulare County, Resource Management Agency ("RMA"), Zone Change Initiation No. PZC 19-014, Orozco, received September 3, 2019, requesting comments on an application to approve a zone change on a 3.5 acre portion of a 9.88-acre parcel from AE-20 to C-3, near the intersection of Road 64 and Avenue 424. (Project).

Alta Irrigation District ("District") does have existing infrastructure (Buttonwillow Ditch) running generally in an east-west alignment on the northside of APN 012-213-018. Since this Project is in its preliminary stages of development, the District reserves the right to comment on potential impact(s) to its facilities and other mitigation requirements until such time plans and specifications are provided for the Project. However, here is a summary of other key actions the applicant must take as part of the District's policies: i) execute an Encroachment Agreement, ii) execute a Pipeline Development Agreement, iii) convert existing ditch to a reinforced concrete pipeline, iv) pay Encroachment Fees and other Project-related costs, etc.

Should you have any questions about this letter, please contact me at (559) 591-0800.

Sincerely,

Alta Irrigation District

Luis M. Rios,
Resource Analyst I

c: File
Stan Sasaki
Jim Wegley

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

June 18, 2019

TO: April Hill, Project Planner
FROM: Craig Anderson, Engineer III
SUBJECT: Case No. PRC 19-028
APPLICANT: Maria and Martin Orozco
APN: 012-213-018

The subject Case No. PRC 19-028 has been reviewed. The following comments and recommendations are submitted for consideration in processing this matter.

The subject site is not located within any Urban Improvement Area or Urban Development Boundary whichever is applicable.

The subject site is not located within the boundaries of any Specific Plan.

Flood Information:

The following flood zone information is based on our interpretation of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map for Community Number 065066 dated June 16, 2009, Panel No. 320. The subject site is located within Zone X.

Construction within Zone X requires no specific flood mitigation measures.

Right-of-way Information:

The parcel lies on the west side of Road 64. The existing right of way on Road 64 is irregular due to road curve. Ultimate right of way on Road 64 is 60 feet.

Road Information:

According to the county's maintained mileage maps, Road 64 is a county maintained road.

Based on the 2015 Pavement Management System database, the existing pavement width on Road 64 is 26 feet. The pavement type on Road 64 is road mix asphalt surfacing.

The following conditions are recommended for the subject case. These conditions are required to be completed before the issuance of the use permit, unless specified otherwise in the wording of the condition.

1. A drive approach shall be constructed at each proposed and / or existing point of access to Road 64 on the subject site. The drive approach shall have a maximum width of 35 feet at the right of way line and shall be constructed in accordance with the Tulare County Improvement Standards. A wider drive approach may be constructed if geometric calculations justifying the wider drive approach are submitted to and approved by the Tulare County RMA – Engineering Branch.
2. All on site parking areas and driveways shall be surfaced for all-weather conditions and be continually maintained so that dust and mud do not create conditions detrimental to the surrounding roadways.
3. The applicant or the applicant's contractor shall obtain the necessary encroachment permits from the Tulare County Resource Management Agency before starting any construction within the right of way of a County maintained road. The applicant may contract the Resource Management Agency – Encroachment Permit Section at 624-7000 for information on the requirements for encroachment permits in order to avoid unexpected delays. Improvements that typically require encroachment permits are drive approaches, curb and gutter, sidewalk, paveout and utilities.
4. The applicant shall make all necessary arrangements for the relocation of all overhead and underground public utility facilities that interfere with any improvements required to be constructed within the right of way of a county road. The applicant shall make necessary arrangements with the serving public utility company for the cost of relocating such facilities as no relocation costs will be borne by the County. The relocation of such facilities shall be completed before any encroachment permits will be issued for the construction of any improvements within the right of way of a county road.
5. The improvement requirement as identified in Condition No. 1 above is deferred until such time as building permits and certain other permits and certificates are issued as provided in Ordinance Code Section 7-15-1940 et seq.

CA



TULARE COUNTY
HEALTH & HUMAN SERVICES AGENCY

Timothy W. Lutz, MBA
Agency Director

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

June 17, 2019

APRIL HILL
RESOURCE MANAGEMENT AGENCY
5961 SOUTH MOONEY BLVD
VISALIA CA 93277

RE: PROJECT REVIEW COMMITTEE, PRC 19-028

Dear Ms. Hill:

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

1. Installation of new, on-site septic systems will require a site evaluation and soils testing. This evaluation must be done by a Qualified Professional with the appropriate license type (PE, PG, CHG, REHS or CPSS). The report of this evaluation must be submitted to Tulare County Environmental Health Services Division (TCEHSD) for review, before approval can be granted for any building permits.
2. Domestic water for the parcel is provided by a private well. If the well will provide water for human consumption, by 25 or more people, for at least 60 days out of the year, then the water system may be regulated by the State Water Resources Control Board – Division of Drinking Water.
3. If the convenience store operation will involve preparation, storage, packaging and/or serving food at the retail level, then the site may be subject to the food facility requirements found in the California Retail Food Code.
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 Prevention, Control and Countermeasure (SPCC) Plan.

Sincerely,

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

Ted Martin
Environmental Health Specialist
Environmental Health Services Division



TULARE COUNTY FIRE DEPARTMENT

835 S Akers St, Visalia, CA 93277 - Phone (559) 802-9800 - Fax (559) 747-8242

Charlie Norman
FIRE CHIEF

June 18, 2019

Attn: April Hill

Tulare County Fire Department has conducted a plan check on plans #PRC 19-028, the following is a check list of requirements.

Please advise if you would like to schedule a meeting to discuss one or more of the line items below.

- Access to the structure
- Address on the structure
- Knox Box required
- Fire extinguishers
- Fire hood system designed, approved and installed if a kitchen with a type one hood is installed
- Placards for the propane tank and flammable combustible liquids tanks are installed
- Emergency shut-offs for propane and fuel dispensing equipment
- No- smoking signs
- Bollards are required for protection of above ground tanks
- Emergency/exit lighting
- Occupancy and exit signs posted
- Fire lanes shall be designated and signs posed for no parking
- Project shall comply with all requirements of the California Building and Fire codes
- Fire final

**Note, this checklist does not exclude builder / owner from all required applicable codes, if something was missed in the plan check process, the owner / builder will be expected to comply with the applicable code, regulation or ordinance.*

Respectfully,

Gilbert Portillo
Fire Inspector – Plans Examiner
Tulare County Fire Department
(559)624-7058

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

June 18, 2019

TO: April Hill, Project Planner
FROM: Craig Anderson, Engineer III
SUBJECT: Case No. PRC 19-028
APPLICANT: Maria and Martin Orozco
APN: 012-213-018

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CA