

REVISED

Development Agreement DEV No. 20-001
Tentative Parcel Map PPM No. 20-007
(Omni Development Group/Yamabe & Horn Engineering)



Board of Supervisors
July 21, 2020

Presented by the
Tulare County Resource Management Agency

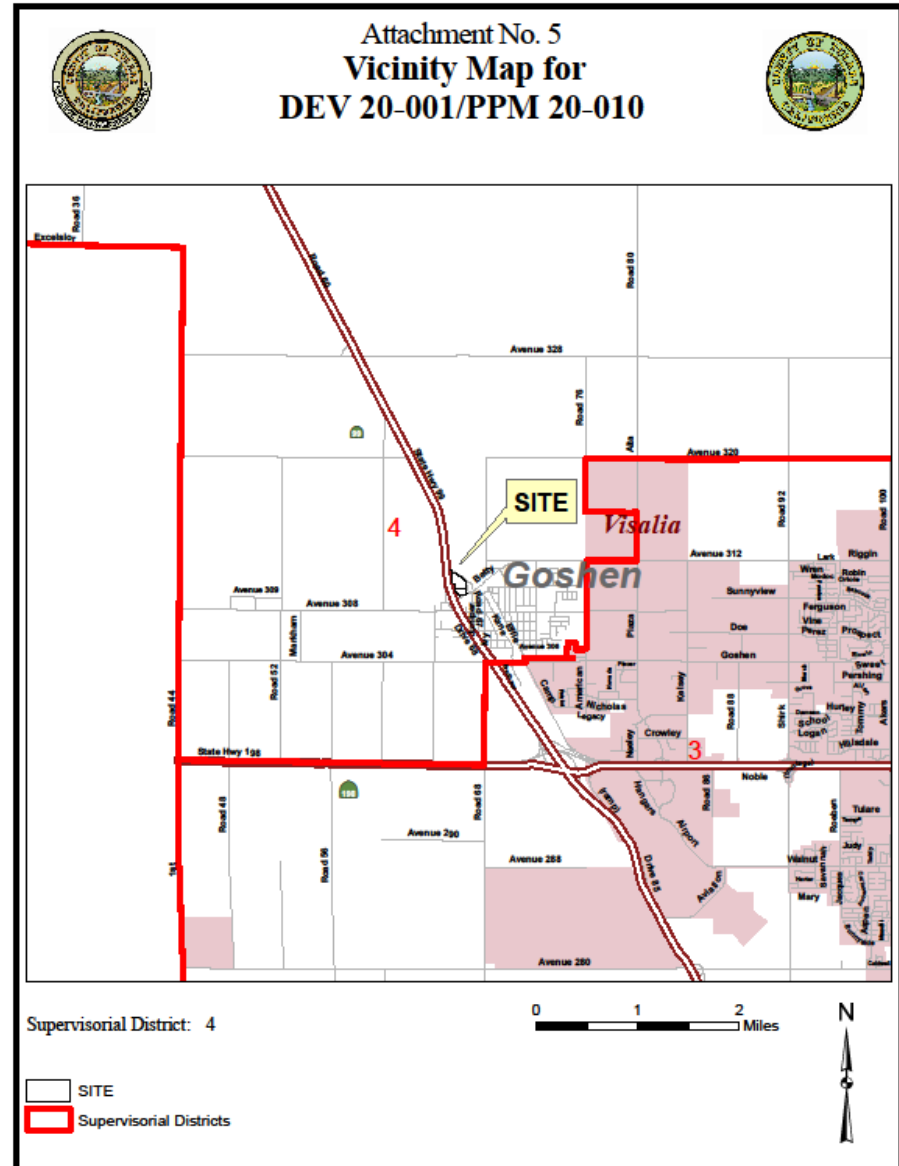


Overview

- Applicant: Omni Development Group
- Location: The project site located at 6670 Betty Drive [APNs: 075-340-026 (10.80-acres) and 027(4.33-acres)], in the unincorporated community of Goshen.
- On June 24, 2020, the Planning Commission held a public hearing and recommended that the Board approve DEV 20-001 (PC Resolution 9742) by Ordinance and PPM 20-010 (PC Resolution 9743).
- Tentative Parcel Map No. PPM 20-010 15.13-acres into eight (8) parcels
- Development Agreement No. DEV 20-001 grant of County land in exchange to mitigate impacts through constructing and making contributions toward the cost of public improvements.

Vicinity Map

The project site is located at 6670 Betty Drive [APNs: 075-340-026 (10.80-acres) and 027(4.33-acres)], in the unincorporated community of Goshen.

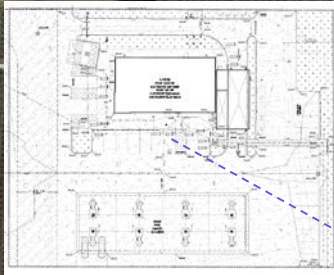


Surrounding Development

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Embree Project
(Grading Permit Issued)



Omni Project
(ARCO - Approved improvement plans)

Swift Homes
(200 units PRC)

Western Milling CNG Project
(First Phase of Improvement Plans / Building Permits)

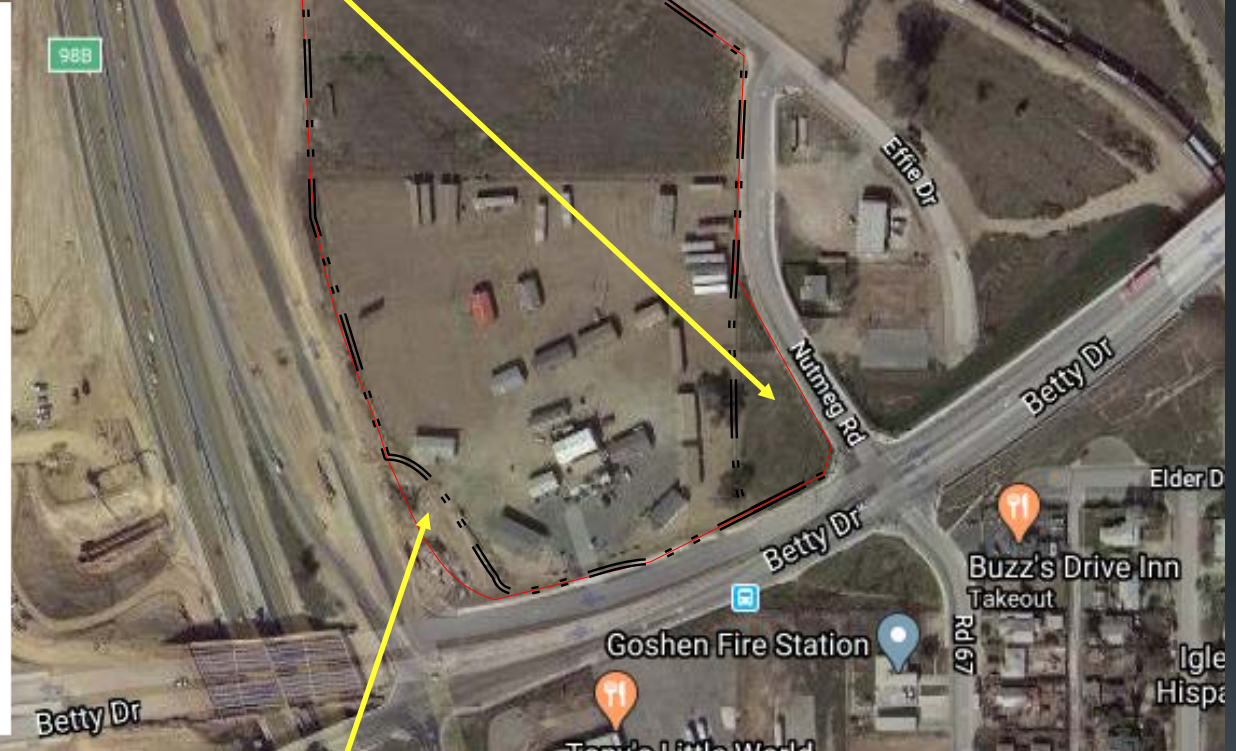
Valley Travel Plaza
(Prepping Asphalt),
Chevron, Subway, Pizza,
Starbucks (approved building permit)



Smees Homes
(400 units – at Final Map Stage)



Project Site



Conceptual Project Site Plan

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General Plan / Zoning Consistency – Approved through the Goshen Community Plan / EIR

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1. The Project is located within the Goshen Urban Development Boundary. Figure 4 of the 2018 Update of the Goshen Community Plan designates the project site as Highway Commercial.

2. The subject site is zoned C-2-MU (General Commercial with a Mixed-Use Overlay Combining Zone). All intended uses are allowed including a commercial truck stop with a convenience store, restaurants, and a hotel.

Development Agreement (DEV – 20-001)

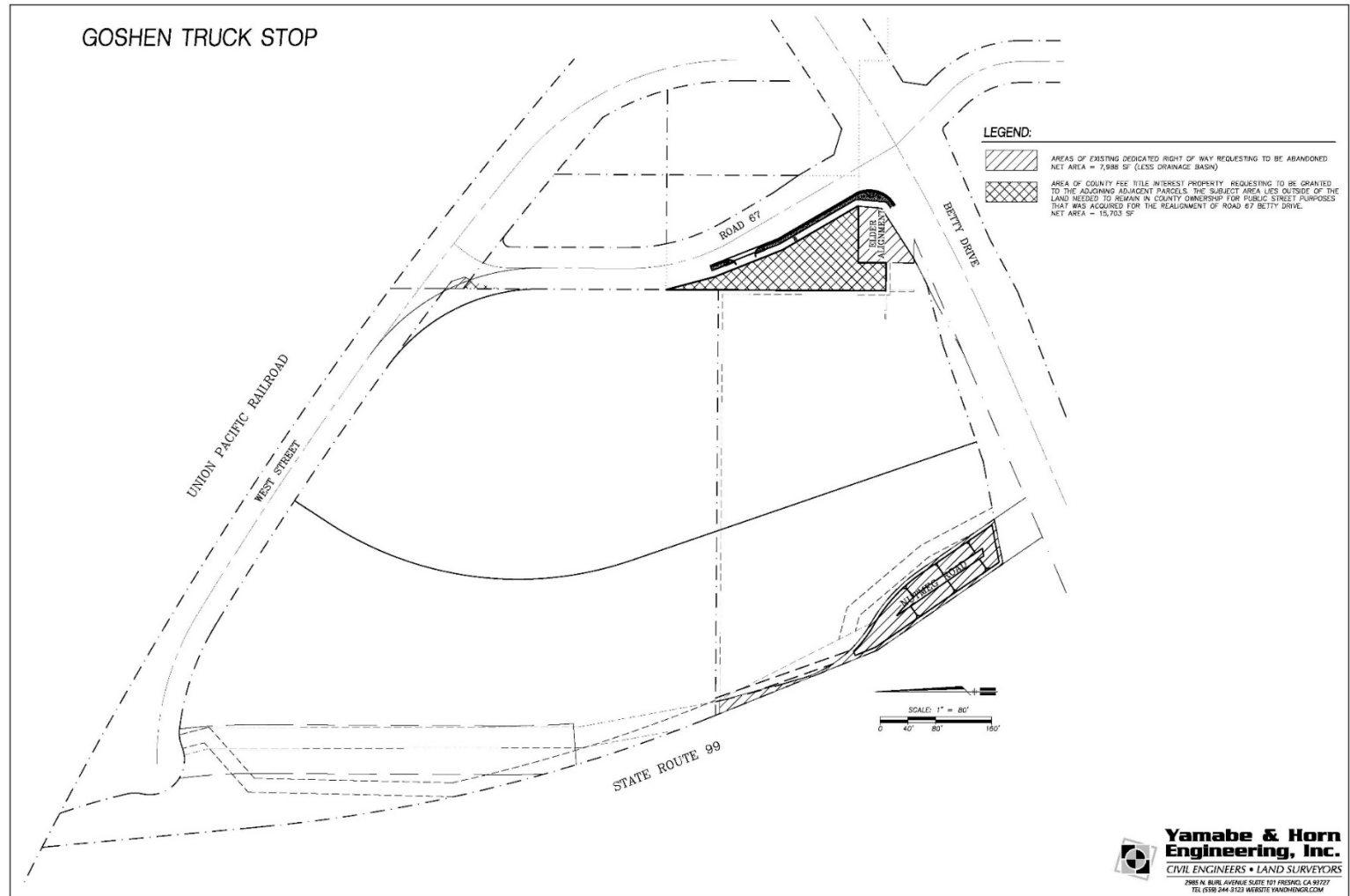
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In order to mitigate the impacts of Project Development, the Developer will receive a vested right to develop, and the Nutmeg Drive and the Elder Properties < 20,000 sq. ft. (Approx. \$100,000) in exchange for:

- Building a right turn pocket including moving the existing signal,
- Building an onsite detention basin to County standards,
- Contributing a 1/3 portion of the dual left turn pockets onto Road 67 from Betty Drive (Approx. \$140,000 subject to a reimbursement agreement).

Abandon / Quit Claim Property

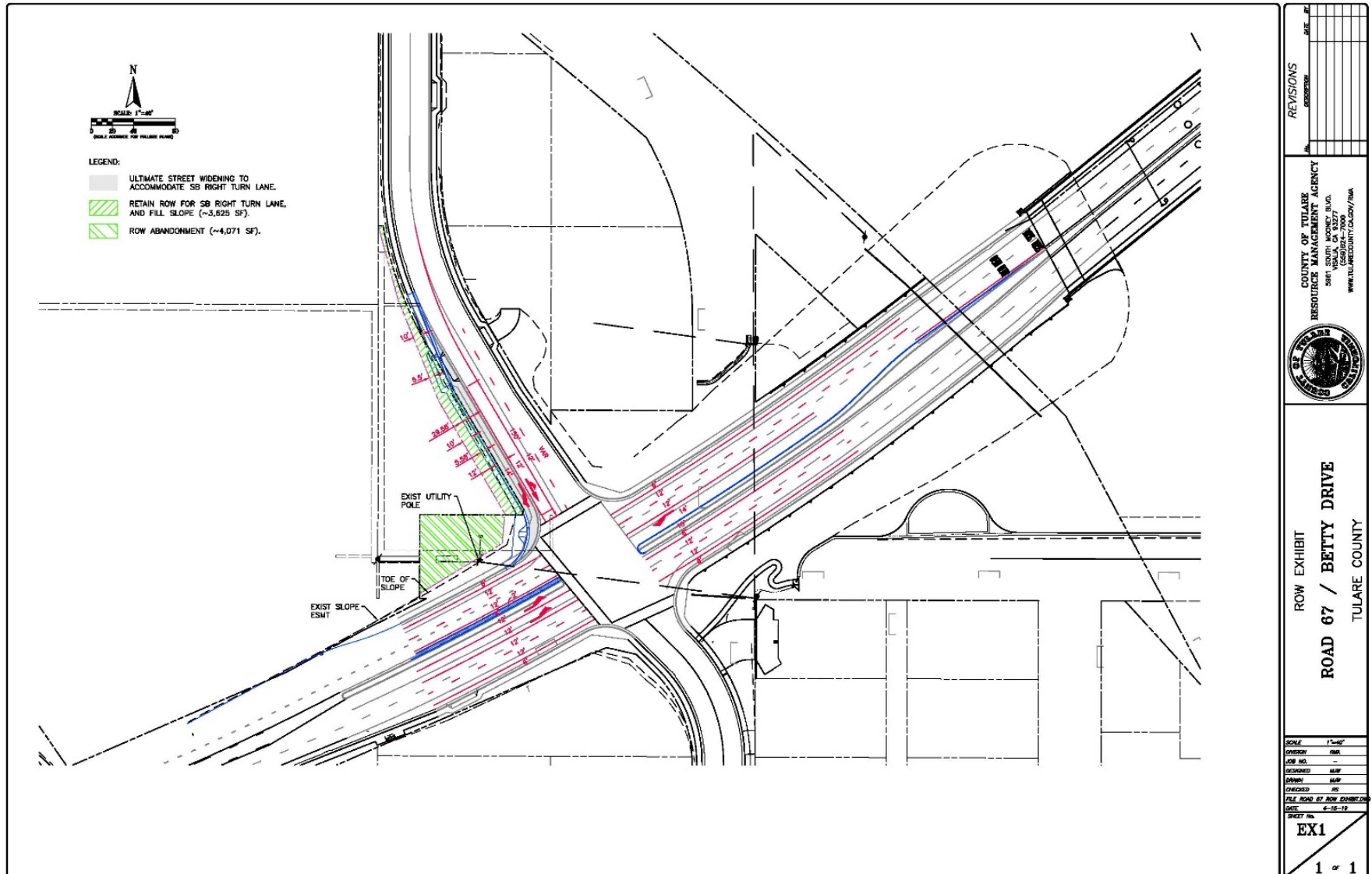
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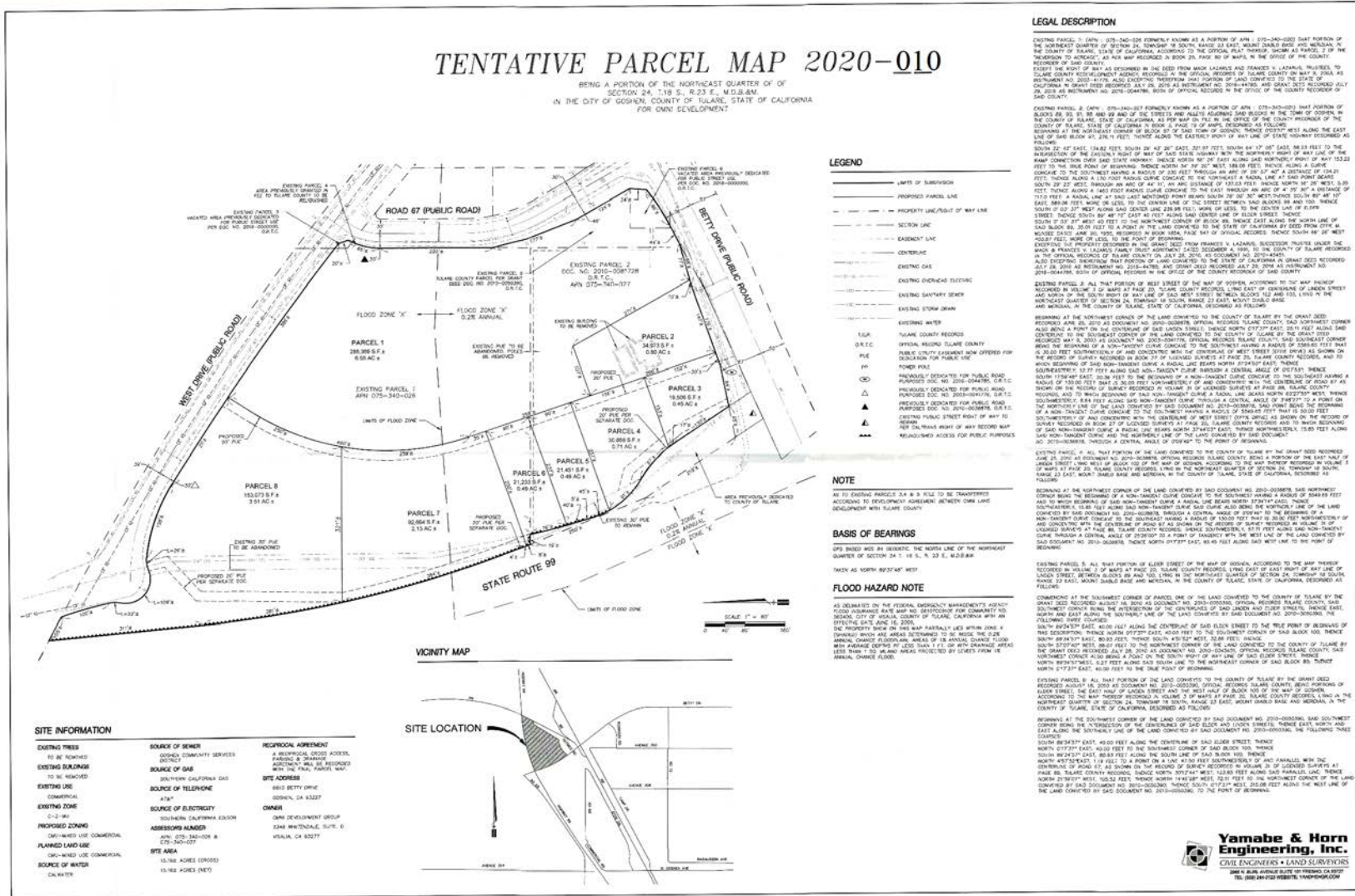
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ROW Exhibit

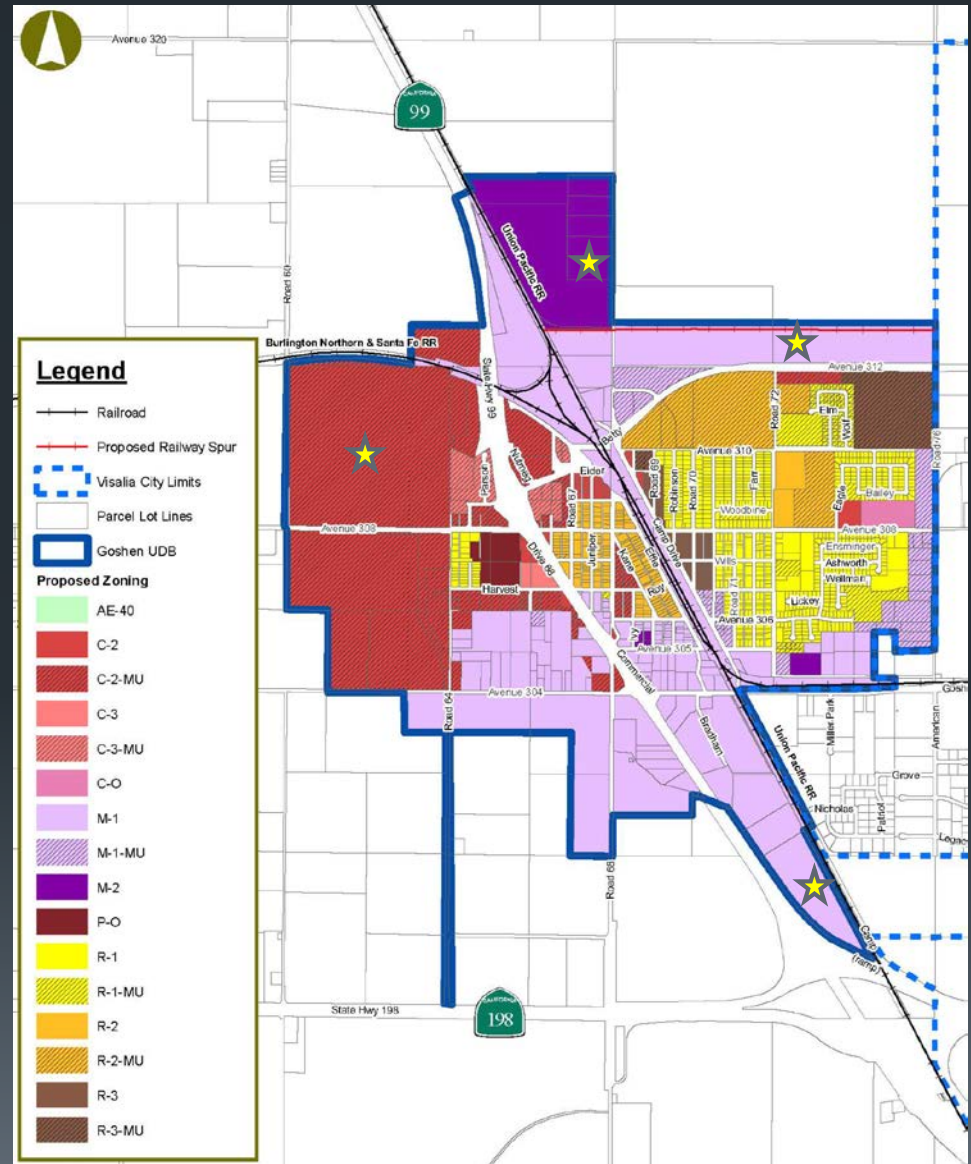
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Commercial Tentative Parcel Map 2020-010



A photograph showing two yellow CAT excavators on a construction site. The excavator on the left is in the foreground, with its arm raised. The excavator on the right is further back. A black tarp is stretched across the foreground, partially covering the ground. The background shows a flat, open area under a clear blue sky.



That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt the Planning Commission's findings and recommendation to approve Development Agreement No. DEV 20-001, to quitclaim three unimproved pieces of real property, measuring 5,632 square feet, 248.6 square feet, and 15,288.6 square feet, identified and specifically defined as Areas 1, 2 and 3 of Exhibit A to the Development Agreement, to Omni Development Group and vest the rights to develop the site per their plans. In exchange, Omni Development Group shall construct and make contributions toward the cost of public improvements in order to mitigate the impacts of development of the Project Site, as such development occurs, and Tentative Parcel Map No. PPM 20-010 to divide 15.13-acres into eight (8) parcels in the C-2-MU (General Commercial with a Mixed-Use Overlay Combining Zone) located in Goshen as set forth in Planning Commission Resolutions No. 9742 and 9743.
3. Accept the Statutory Exemption for Development Agreement No. DEV 20-001, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15268(b)(1) Ministerial Issuance of Building Permits and Section 15300.4 for infrastructure improvements and accept the Common Sense Exemption for Tentative Parcel Map No. PPM 20-010, consistent with CEQA and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15061(b)(3), since the proposed land division will not make any physical changes to the environment.
4. Authorize execution of the Development Agreement and the Infrastructure Reimbursement Agreement attached as Exhibit E thereto.
5. Direct the Clerk of the Board to publish the adopted Ordinance for Development Agreement No. DEV 20-001.