



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
CONNIE CONWAY
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: February 12, 2008

Public Hearing Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			
CONTACT PERSON: Celeste Perez PHONE: 559-733-6291			

SUBJECT: Preliminary review of a change of zone PZI 04-002 (Tran).

REQUEST(S): That the Board of Supervisors:

Deny PZI 04-002 to proceed with an application for a change of zone from the O-M-43 (Recreation-Mobile Home Overlay, 43,000 sq. ft. minimum) and AE-10 (Exclusive Agriculture-10 acre minimum) to C-3 (Service Commercial) or C-3 and C-2 (Retail Commercial) for APN 282-080-003 located on the southwest corner of State Route 190 and Road 284, east of the City of Porterville.

SUMMARY:

BACKGROUND: The County received a request from Marge Balsley of R.L. Shafer and Associates on behalf of property owners, Chanh and Victoria Tran, to rezone an 18.4-acre parcel APN 282-080-003, located on the southwest corner of State Route 190 (SR190) and Road 284, east of the City of Porterville. In 2004, the original applicant of PZI 04-002 agreed to place this request on hold until the General Plan Update was completed. The General Plan Update 2030 has now reached a point where it is reasonably certain how it will affect the site. The property was recently sold to the Trans and they are requesting that the County consider the request now, before the General Plan Update is adopted.

The Trans are requesting a change of zone to develop the entire property into a shopping center with various retail stores and a full service gas station. The C-2 Zone would allow these uses. Currently on the property is a residence, citrus crops,

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and vacant land.

The O-M-43 zone does not extend westward to the property line. The northeast 4.8 acre corner of the parcel is in the O-M-43 zone; the remaining 13.6 acres is in the AE-10 zone (total of 18.4 acres). If the rezone of the whole parcel is not possible, the applicants requested alternatives to the Zoning Initiation of the property by either rezoning the O-M-43 portion of the parcel only to C-2 or by extending the northeastern 4.8-acre corner of the parcel (O-M-43 zone) western boundary, west to the property line and rezone this area to C-2.

The site was originally zoned O-M-43 under PZ 74-44 effective August 27, 1974, prior to the adoption of the Rural Valley Lands Plan (RVLP) on December 2, 1975. The O-M-43 Zone was established over a large area along both sides of State Route 190, extending from Road 284 east to Lake Success to implement the 1964 General Plan which designated the general area along S.R. 190 and the Lake Success area as "recreation oriented development". This designation was superseded by the RVLP in 1975. The East Valley RVLP zoning study was processed in 1978; however, rezoning of existing non-agricultural zones was deferred for future study.

The O-M-43 Zone does allow a number of recreational commercial uses, such as hotels and service stations. However, the O-M-43 Zone predates the RVLP, and there is not anything in the RVLP that validates or "grandfathers" existing non-agricultural zones that may not meet the RVLP criteria for non-agricultural zones.

GENERAL PLAN AND ZONING POLICIES: On April 20, 2004 your Board approved an interim policy related to the acceptance and processing of zone change applications during the General Plan 2030 Update. The policy requires that an initial screening of zone change applications outside of Urban Development Boundaries (UDB) to determine compatibility with the Update, be conducted by your Board before the application can be accepted for processing.

Draft General Plan 2030

The Draft General Plan 2030 provides framework policies that promote the protection of agriculture in the County. Policy AG – 1.1 requires that the County maintain agriculture as the primary land use in the valley region of the County, and Policy LU – 2.1 requires that the County maintain agriculturally-designed areas for agriculture use by directing urban development away from valuable agricultural lands to cities where public facilities are available. According to Policy AG-1.11, the County shall examine the feasibility of using agriculture buffers between agriculture and non-agriculture uses.

A goal of the County is to protect and feature the beauty of the County's view sheds and natural landscapes. Policy SL – 1.1 requires new development to not significantly impact or block views of the County's natural landscapes along the

SUBJECT: Preliminary review of PZI 04-002 (Tran).

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County highways and roads by requiring development within existing eligible State scenic highway corridors to adhere to land use, design standards, and guidelines required by the State Scenic Highway Program.

ANALYSIS: The Land Use designation for the project site is Agriculture under the RVLP. The project area is outside of a County adopted Urban Area Boundary (UAB) and Urban Development Boundary (UDB). SR 190 is a state eligible scenic highway and is designated in the County's Scenic Highway Element. The County's Environmental Resource Management Element (ERME) designates this parcel as a Scenic Corridor and within an Intensive Agricultural area.

Outside of UAB's the RVLP is the controlling factor for approval or denial of zone changes. The entire property is considered prime farmland and would receive 19 RVLP points (see attached RVLP checklist). At this time a rezoning of AE-10 to C-2 would not be compatible with the RVLP of the Tulare County General Plan. Under the RVLP if the point total is eleven or less the site may be considered for a change to non-agricultural zoning. 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. If the number of points accumulated is seventeen or more, then the parcel shall remain agriculturally zoned.

The northern portion of the parcel is currently vacant, whereas on the southern portion of the parcel there is a citrus grove and a residence. A store exists on the northeast corner of SR 190 and Road 284, and a service gas station is approximately a quarter mile east on SR 190. Agricultural land uses lie to the west, east, and south of the project site and to the north is the Tule River and Success Dam Mine. The project site is outside of the flood plain of the Tule River. The project site is no longer under a Williamson Act contract, a notice of non-renewal was filed effective January 1, 1998 and the contract expired on the anniversary date of the contract following January 1, 2007.

The General Plan 2030 Update currently indicates that this property will remain in the RVLP designated Valley Agriculture. It is expected that there will be no change in the RVLP that would affect the applicant's proposal.

The General Plan Update also reaffirms that State Route 190 could eventually be approved as a Scenic Highway corridor. It is anticipated that the policies of the RVLP will still be the controlling factor within the corridor area. Therefore, the project site will still fall under the RVLP. The scenic corridor policies will be intended to guide the design and development of the corridor to retain its scenic quality. However, it is unsure how these corridor policies will affect the design of the project site and areas currently zoned non-agricultural.

FINDINGS: Presently the General Plan 2030 Update has reached the point where it can be seen with certainty how the rezoning will match up. The Update will retain the existing RVLP policies and point system. It's clear that the agriculturally zoned

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area of the proposal will not qualify under the existing RVLP.

Given this situation the agriculturally zoned area of the project should not be allowed to proceed with a zone change. However, the northern portion of the parcel is currently a non-agricultural zone and could be rezoned to commercial uses with the intent to retain the recreation orientation of the site and the scenic quality of the highway. The applicant's alternative request to have the O-M-43 zone extend west to the western property line could also be discussed at the time of application.

FISCAL IMPACT/FINANCING:

If authorized to file a Zone Change Application, the applicant will pay an initial fee to the Tulare County Resource Management Agency. Zone Change Application: \$1,400 deposit. Additional fees of \$100 per hour will be charged if County costs exceed this \$1,400 deposit. Upon completion of the Zone Change and prior to submittal to the Planning Commission for action, the Agency will bill the applicant for the actual cost of preparing the amendment if in excess of the deposit. Payment will be required prior to setting the Planning Commission public hearing date.

County Policy requires that the applicant reimburse the County for the full cost of processing General Plan Amendments. This includes the cost of preparing the required environmental document (Mitigated Negative Declaration or EIR). Preliminary estimates of the processing a MND is approximately \$4,500+ and an EIR (if necessary) approximately \$40,000 to \$60,000. No Net County Costs.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

General Plan and Zoning Initiations are linked to Strategic Initiative 2: Economic Well-Being—Promote economic development opportunities, effect growth management and a quality standard of living.

SUBJECT: Preliminary review of PZI 04-002 (Tran).

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ALTERNATIVES:

Your Board of Supervisors could:

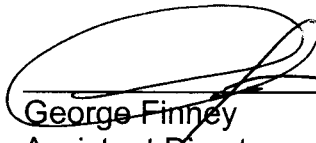
Allow PZI 04-002 to proceed under the RVLP for all or a portion of the site. Since RVLP will not allow the rezoning if the point total is higher than 16 points, the applicant would also need authorization to request an amendment to the RVLP that addresses how non-agricultural Zoning prior to RVLP is to be treated.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

Staff referred the applicant's proposal to Caltrans, Tulare County Sheriffs Department, Tulare County Health and Human Services, Tulare County Fire Department, Lindsay-Strathmore Irrigation District, San Joaquin Valley Air Pollution Control District and the Tulare County Planning Commission for comments/recommendations.

ADMINISTRATIVE SIGN-OFF:

RESOURCE MANAGEMENT AGENCY


George Finney
Assistant Director
Planning


Henry Hash
Director

cc:

Auditor/Controller
County Administrative Office (3)
Sheriffs Department
Caltrans

County Counsel
Applicant
Fire Department
Planning Department (GF & TS)

Attachments: Exhibit A: Maps
Exhibit B: Photos
Exhibit C: RVLP Checklist
Exhibit D: Initial Consultation Letter
Exhibit E: Comment Letters

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

IN THE MATTER OF PRELIMINARY)
REVIEW OF Plan ZONING) RESOLUTION NO. _____
INITIATION 04-002, TRAN) AGREEMENT NO. _____
PORTERVILLE, CA)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD FEBRUARY 12,
2008, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

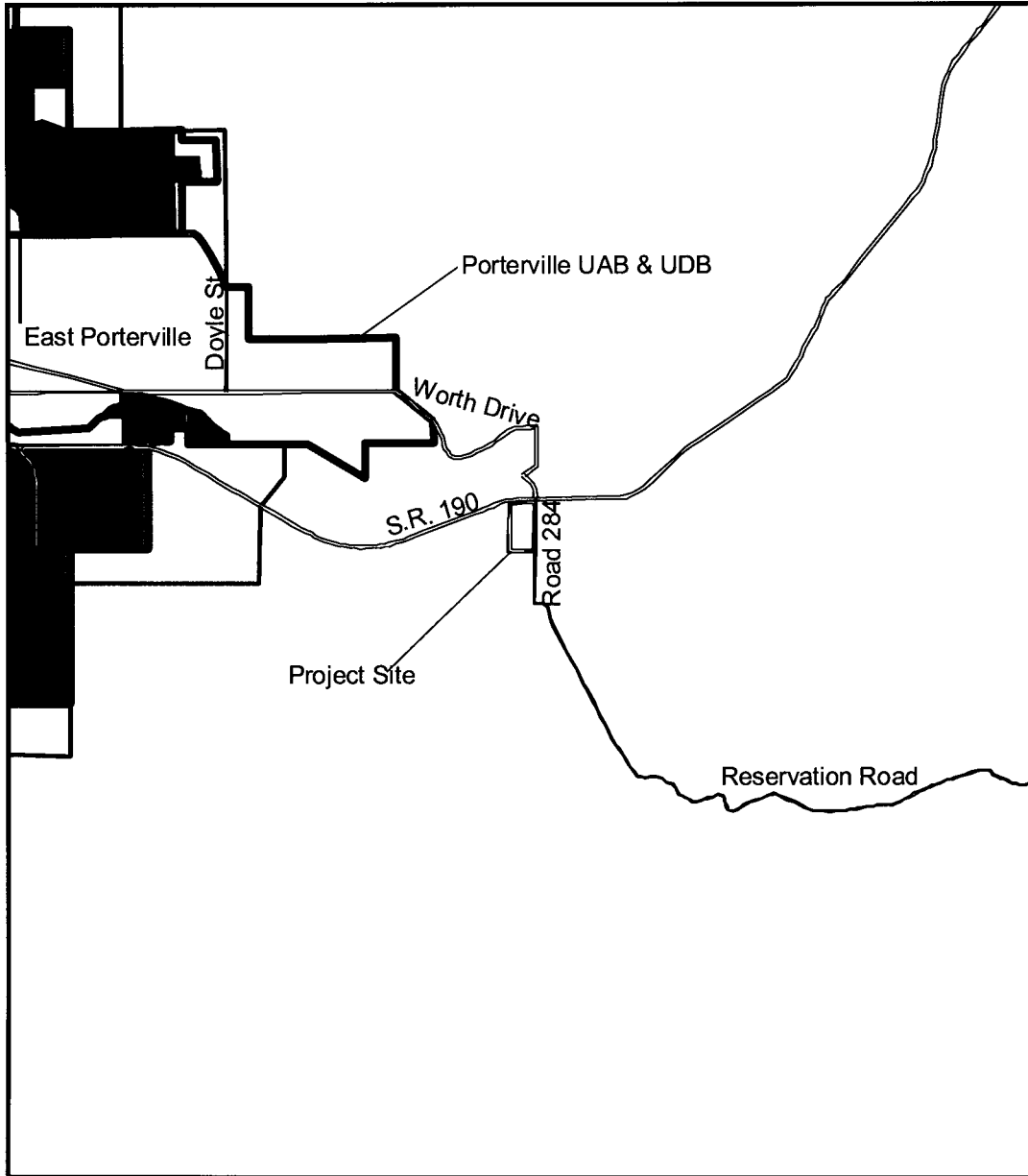
ATTEST: JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

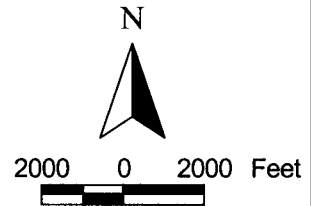
Denied PZI 04-002 to proceed with an application for a change of zone from the O-M-43 (Recreation-Mobile Home Overlay, 43,000 sq. ft. minimum) and AE-10 (Exclusive Agriculture-10 acre minimum) to C-3 (Service Commercial) or C-3 and C-2 (Retail Commercial) for APN 282-080-003 located on the southwest corner of State Route 190 and Road 284, east of the City of Porterville.

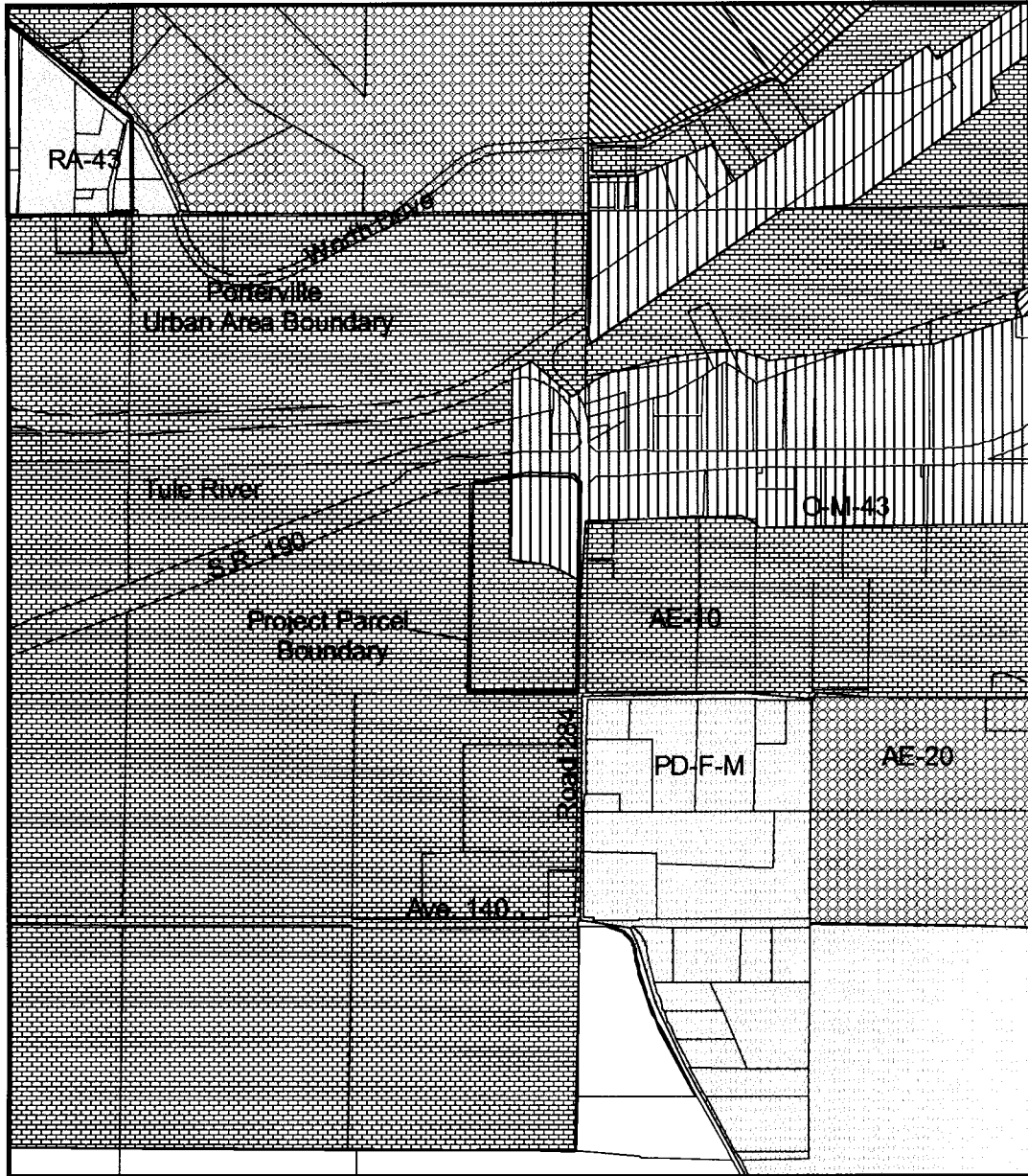
EXHIBIT A:
MAPS













- Major Streets
- Freeway
- Arterial (Major)
- Arterial (Minor)
- Collector (Major)
- Collector (Minor)
- Project Boundary
- Urban Area Boundary
- Urban Development Boundary
- City Limits

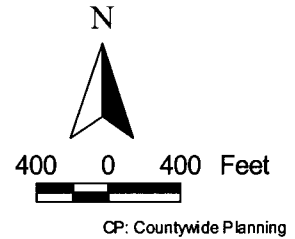
Map Exhibit A
Regional View
PZI 04-002
Tran

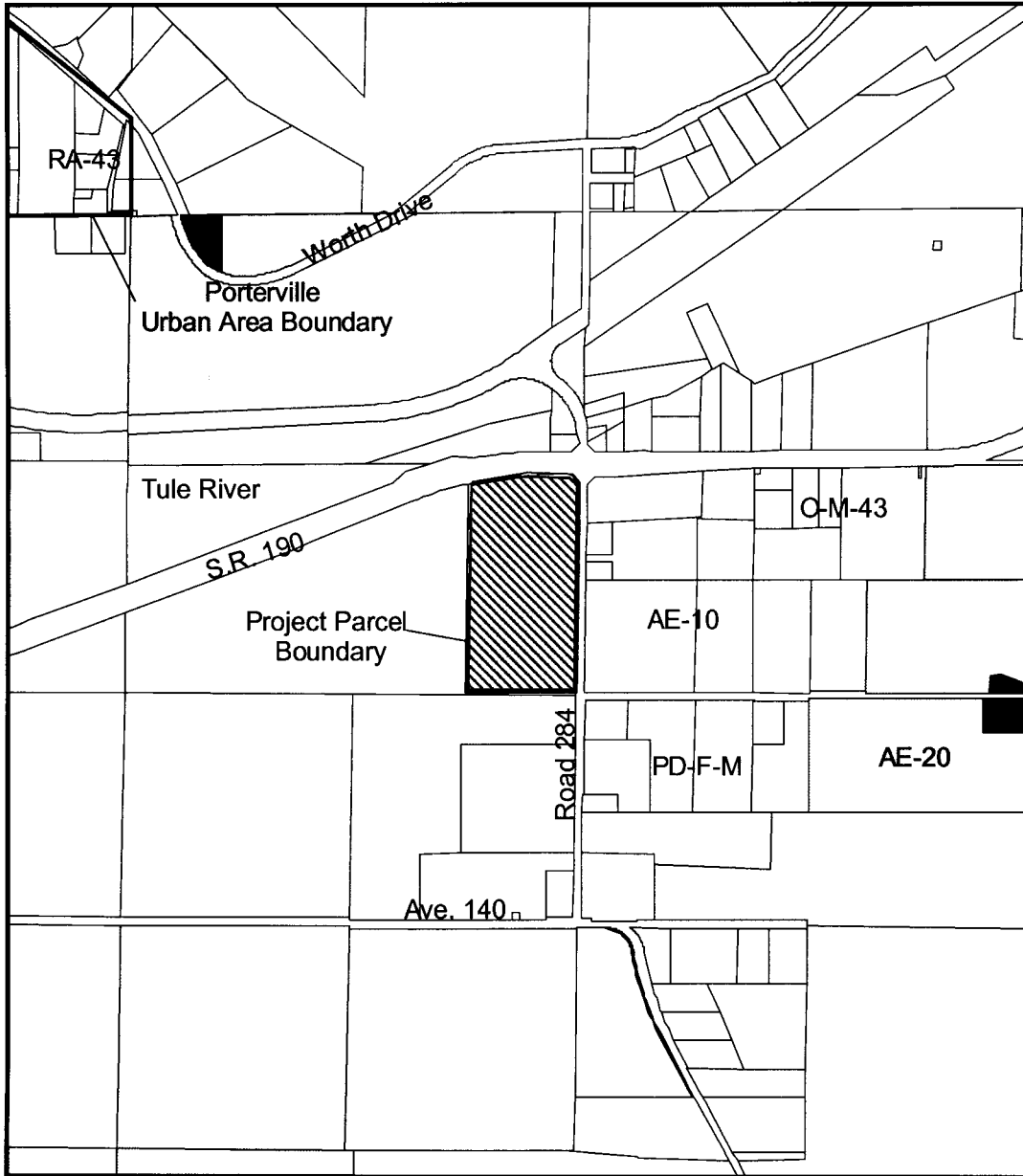




-  Project Boundary
-  Urban Area Boundary
-  Parcels
- Zoning
 -  AE-10
 -  AE-20
 -  AE-40
 -  AF
 -  O-M-43
 -  PD-F-M
 -  R-A-43

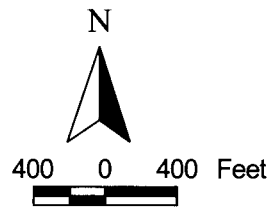
Map Exhibit B Zoning Map PZI04-002 Tran



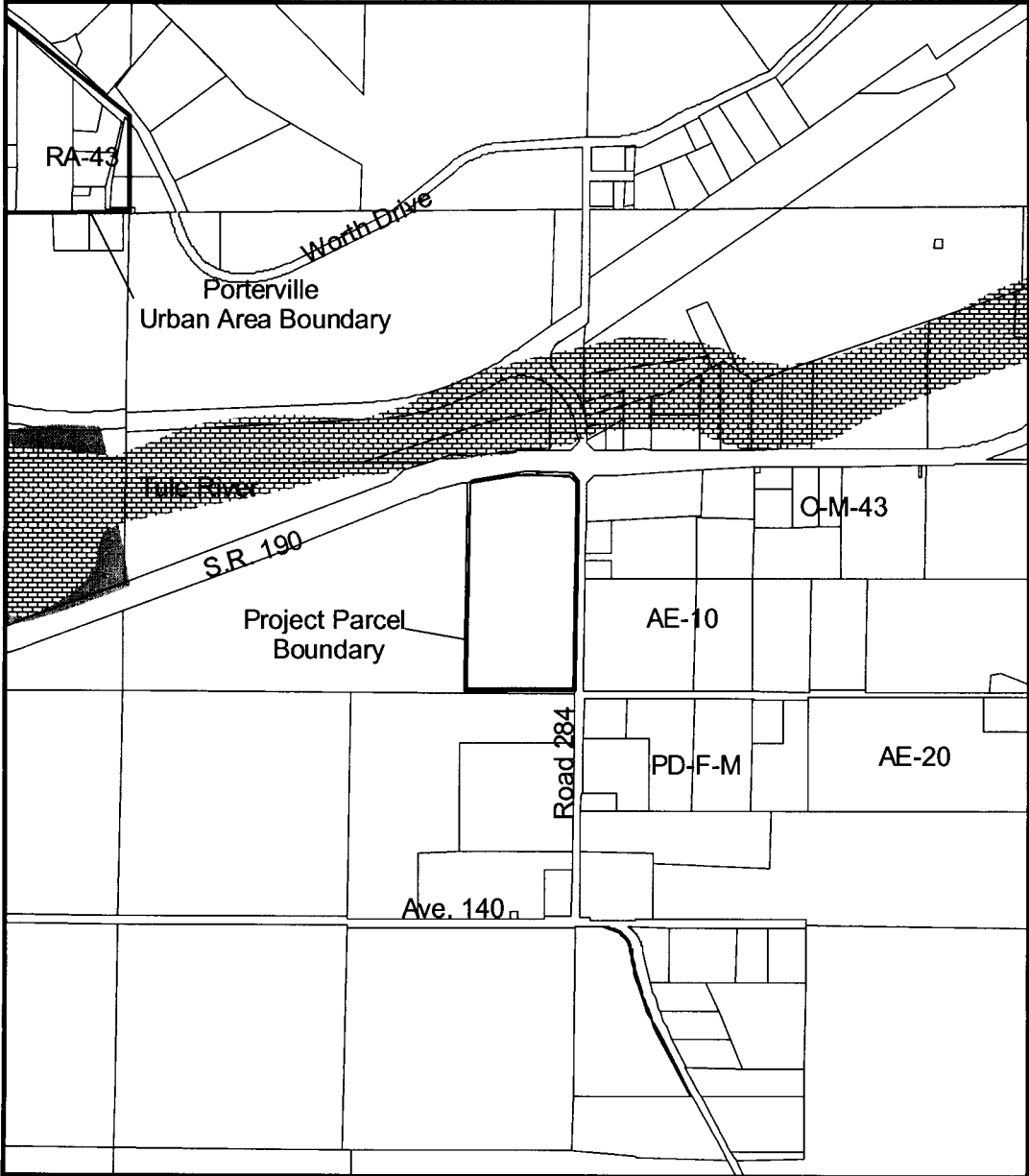








- Project Boundary
- Urban Area Boundary
- Parcels
- Williamson Act**
- Farmland Security Zone Contracts
- Williamson Act - Prime Farmland
- N- Williamson Act - Prime Farmland
- Williamson Act - Open Space
- N- Williamson Act - Open Space
- Williamson Act - Homesteads
- Williamson Act - Fruit/PAK
- N- Williamson Act - Homesteads

Map Exhibit C
Williamson Act Map
PZI 04-002
Tran

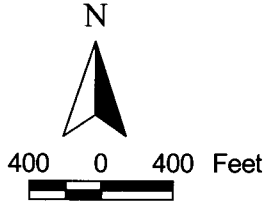


CP: Countywide Planning

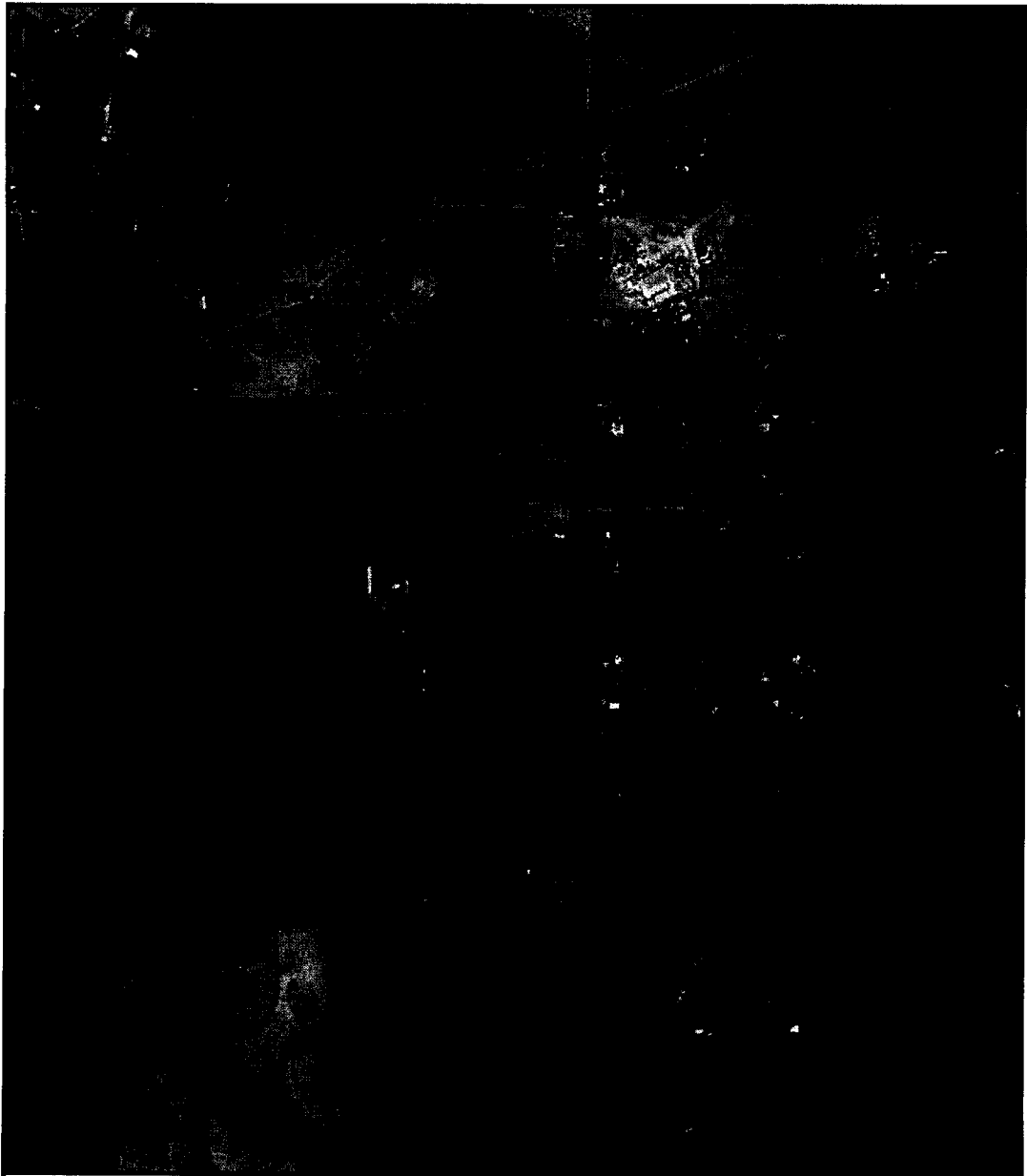



-  Project Boundary
-  Urban Area Boundary
-  Parcels
- FEMA
 -  100 Yr Flood
 -  500 Yr Flood
 -  No Flood

Map Exhibit D
 FEMA Map
 PZI 04-002
 Tran

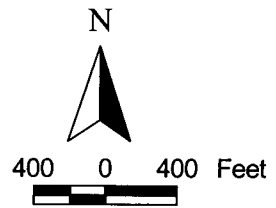


CP: Countywide Planning

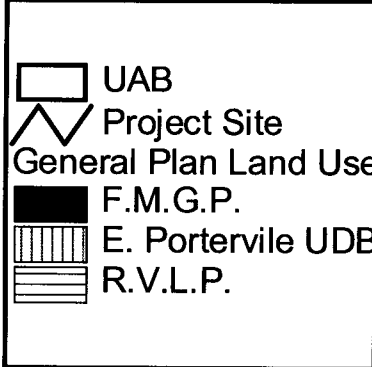
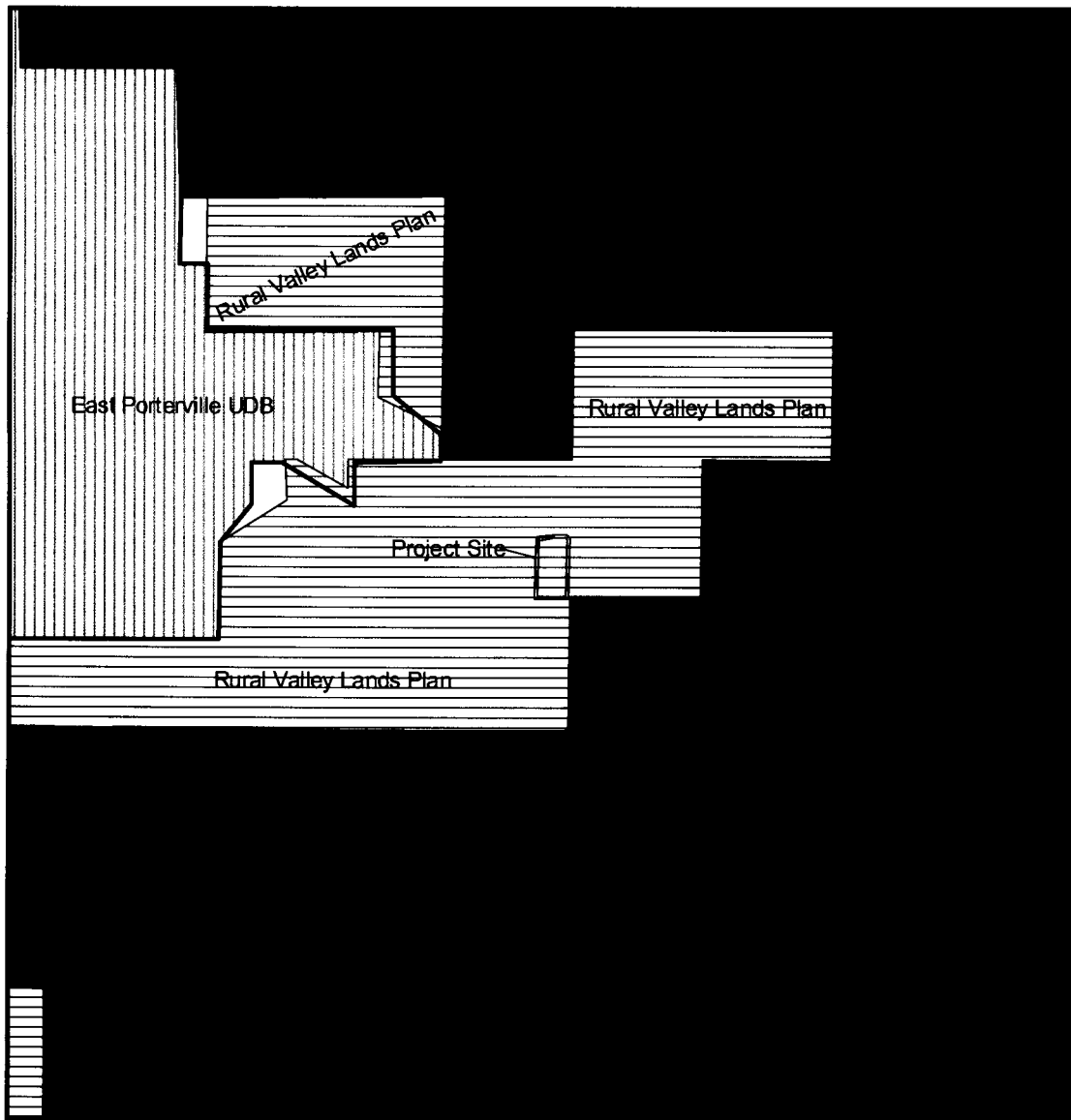


 Project Boundary
Urban Area Boundary

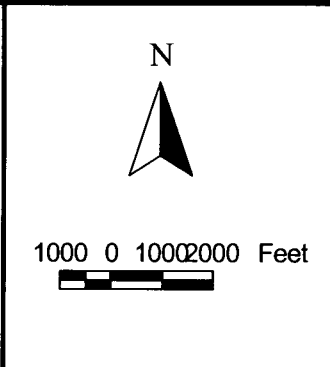
Map Exhibit E
Aerial Photo Map
PZI 04-002
Tran



CP: Countywide Planning

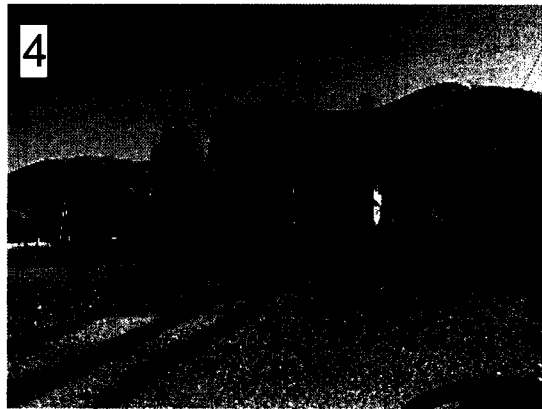
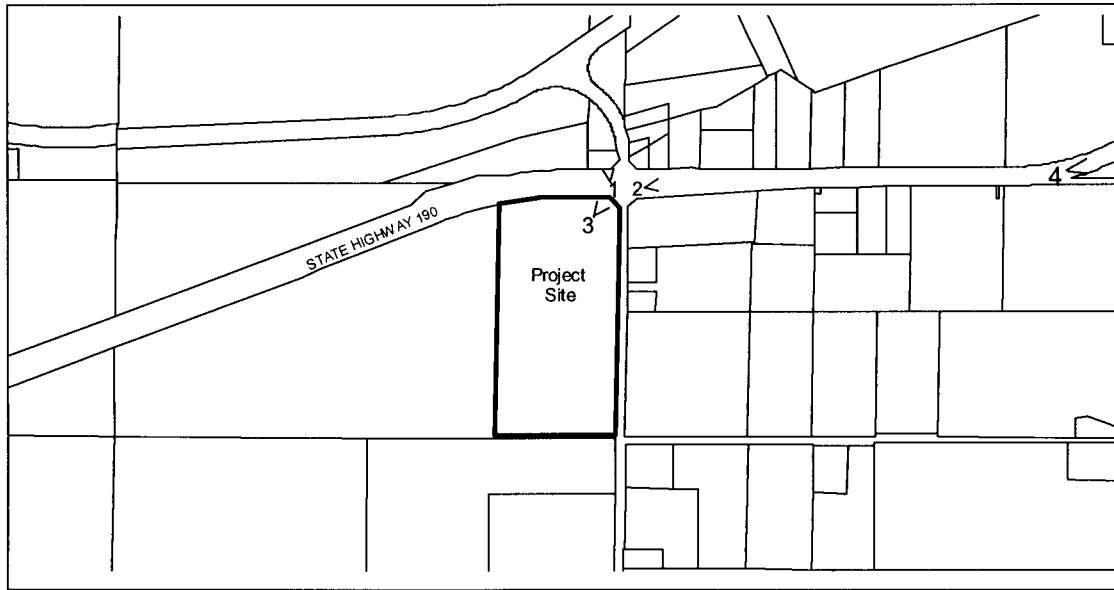


Map Exhibit F
 General Plan
 Land Use
 PZI 04-002/Tran

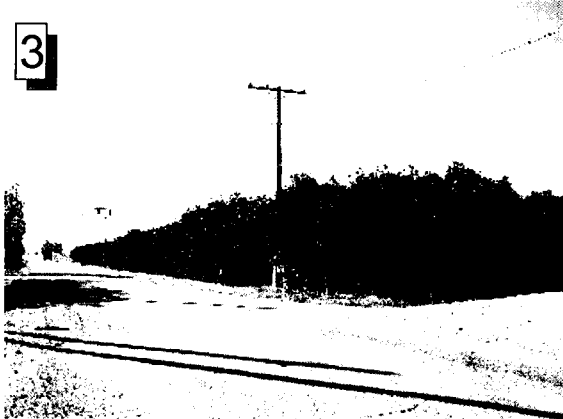
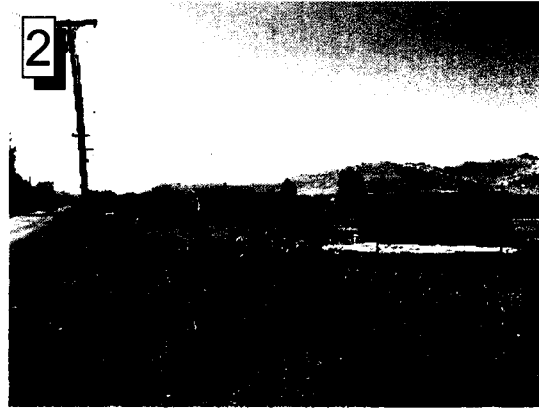
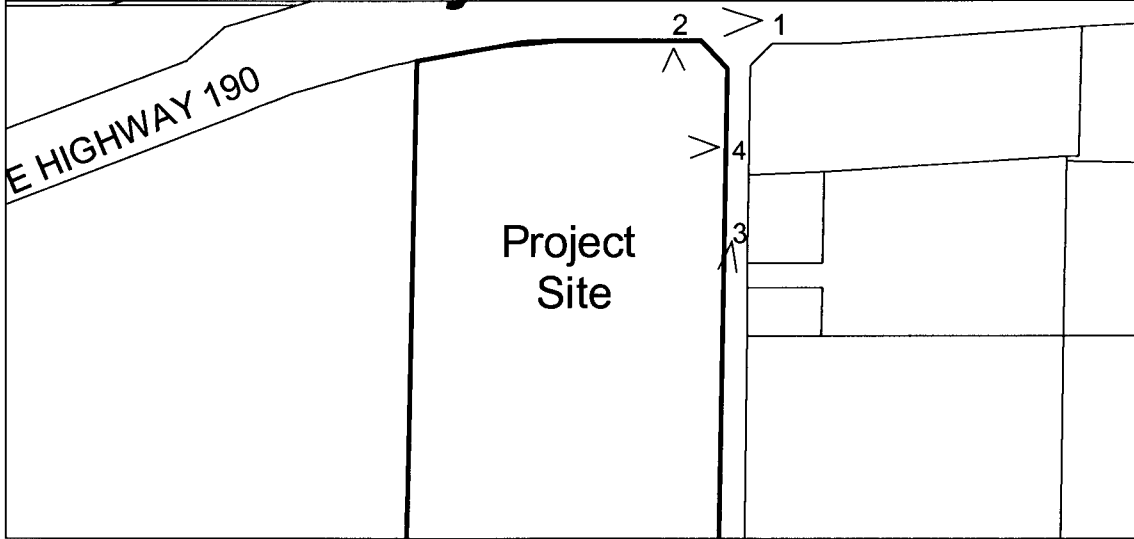


**EXHIBIT B:
SITE PHOTOS**

Surrounding Land Use



Project Site



**EXHIBIT C:
RVLP CHECKLIST**

RURAL VALLEY LANDS PLAN -- PARCEL EVALUATION 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 ----- | [R] |
| 2. Limitations for Individual Waste Disposal Facilities ----- | [] |

B. VARIABLE POINT VALUE

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

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

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) ----- | [] |
| 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 VALUE CATEGORY

- | | | |
|--|-------|-------------------------------|
| 1. Existing Parcel Size (use gross acreage figure) ----- | [4] | <i>18 Acres</i> |
| 2. Existing Land Use/Suitability for Cultivation ----- | [4] | <i>14 acres in production</i> |

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) --- | [3] | <i>82% Area > 5 acres</i> |
| 2. Surrounding Land Use ----- | [3] | <i>67% 2 sides</i> |
| 3. Proximity to Inharmonious Uses (NOTE: Flexible Point Value applicable in some cases) ---- | [1] | <i>near 1/4 mile</i> |
| 4. Proximity to Lands in Agricultural Preserves ----- | [0] | <i>not adjacent > 1/4 mile > 64%</i> |

TWO POINT VALUE CATEGORY

- | | | |
|--|-------|------------------------|
| 1. Level of Ground Water and Soil Permeability ----- | [0] | <i>30' Highly Perm</i> |
|--|-------|------------------------|

ONE POINT VALUE CATEGORY

- | | | |
|---|-------|------------------------|
| 1. Proximity to Fire Protection Facilities (NOTE: Three Point Value applicable in some cases) ----- | [0] | <i>2 miles</i> |
| 2. Access to Paved Roads ----- | [0] | <i>Adjacent</i> |
| 3. Historical Sites, Archaeological Sites, Wildlife Habitats, and/or Unique Natural Features ----- | [0] | <i>?</i> |
| 4. Flood Prone Areas ----- | [0] | <i>not < 100 yr</i> |
| 5. Availability of Community Domestic Water/Fire Flow Requirements ----- | [0] | |
| 6. Surface Irrigation Water ----- | [0] | <i>?</i> |
| 7. Groundwater Recharge Potential (do not evaluate this factor if the site received "0" points for 'Surface Irrigation Water'; enter a "0" in such cases) ----- | [0] | |

TOTAL POINTS ----- [19]

**EXHIBIT D:
INITIAL CONSULTATION LETTER**



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD.
VISALIA, CA. 93277
PHONE (559) 733 -6291
FAX (559) 730-2653

Britt L. Fussel	Engineering
William Hayter	Comm & Dev Services
Jean F. Brou	Transportation
George Finney	Planning
Hal Cybert	Support Services
Roger Hunt	Administrative Services

HENRY HASH, DIRECTOR

MICHAEL D. ELLZEY, ASSOCIATE DIRECTOR

March 15, 2007

Tulare Co. HHS - Environmental Health
 Tulare Co. RMA - Engineering Div.
 Tulare Co. RMA - Development Services
 Tulare County Planning Commission
 Tulare County Sherriffs Department
 City of Porterville

Supervisor Ennis
 Tulare Co. Fire Dept.
 San Joaquin Valley Air Pollution
 Caltrans
 Regional Water Quality Control Board

RE: General Plan Initiation GPI 04-002 Tran/Porterville

The Tulare County Resource Management Agency has received a request from Mrs. Marge Balsley of R.L. Shafer and Associates for the property owners Mr. Chanh and Victoria Tran to rezone parcel 228-080-003. A change of Zone from the O-M-43 (Recreation-Mobile Home Overlay, 43,000 sq. ft. minimum) and AE-10 (Exclusive Agriculture-10 Acre minimum) Zone to the C-3 (Service Commercial) or C-3 and C-2 (Retail Commercial) Zone on 4.8 acres of land (Assessor Parcel Number 228-080-003) located on the southwest corner of State Route 190 and Road 284 east of the City of Porterville. The northeast 4.8 acre corner of the parcel is currently in the O-M-43 zone, and the remaining 13.6 acres is in the AE-10 zone (total of 18.4 acres). The project proponent is requesting a change of zone to develop the entire property into a shopping center with various retail stores and a full service gas station.

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.

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

The request is anticipated to be heard before the Board of Supervisors on Tuesday, May 15, 2007, at 2400 West Burrel Avenue, Visalia, CA.

All comments must be received by our office by April 13, 2007 in order to be included in the packet for review by the Board of Supervisors prior to their meeting. All other correspondence with substantial comment will be presented at the meeting.

Sincerely,

Chuck Przybylski, Project Planner
 Countywide Division

CC: GF, TS, BC, Applicant, Agent

PORTERVILLE OFFICE

PO. Box 1388
881 West Morton St.
Porterville, California 93258
Ph. (559) 781-0102/688-6649



DEE JASPAR & ASSOCIATES AND
R.L. SCHAFER & ASSOCIATES
CIVIL ENGINEERS - PLANNERS

VISALIA OFFICE

2904 West Main St
Visalia, California 93291
Ph. (559) 734-1348
rls@rlsmap.com

*Copy to: George
Theresa
Deborah* 9-20-06

RECEIVED
TULARE COUNTY

FYI/response SEP 19 2006

Henry RESOURCE
MANAGEMENT
AGENCY

September 13, 2006

Hamid "Henry" Hash, Director
Tulare County Resource Management Agency
Governmental Plaza
5961 South Mooney Boulevard
Visalia, CA 93277-9394

Dear Mr. Hash,

This is a request for consideration of a General Plan Amendment and Change of Zone on property identified as APN 282-080-003, located at the southwest corner of State Highway 190 and Worth Road (Road 284) southeast of Porterville from Recreational and Extensive Agriculture designation to Service Commercial or Retail Commercial designation and from O-M-43 (Recreation-Mobilehome-43,000 square foot minimum) Zoning and AE-10 (Exclusive Agricultural-10 acre minimum) Zoning to C-3 (Service Commercial) or C-3 and C-2 (Retail Commercial) Zoning as a part of the County-wide General Plan revision.

We believe that development of the property into a shopping center with a full service gas station at the northeast corner, a major super market, and various retail stores would be more appropriate than leaving it Recreational and Agricultural, and would provide needed services for the surrounding areas.

The agricultural preserve contract expires January 1, 2007, as a full non-renewal was approved in June 1997, and an application for cancellation of the preserve will be filed at that time. Based on recent activity, it is expected that the General Plan revision will just about be ready for consideration at that time as well.

Your consideration of this request would be greatly appreciated. Please inform of any public hearings and action, pro or con, in this regard.

Sincerely,

Marge Balsley
Marge Balsley, AICP
Associate Planner

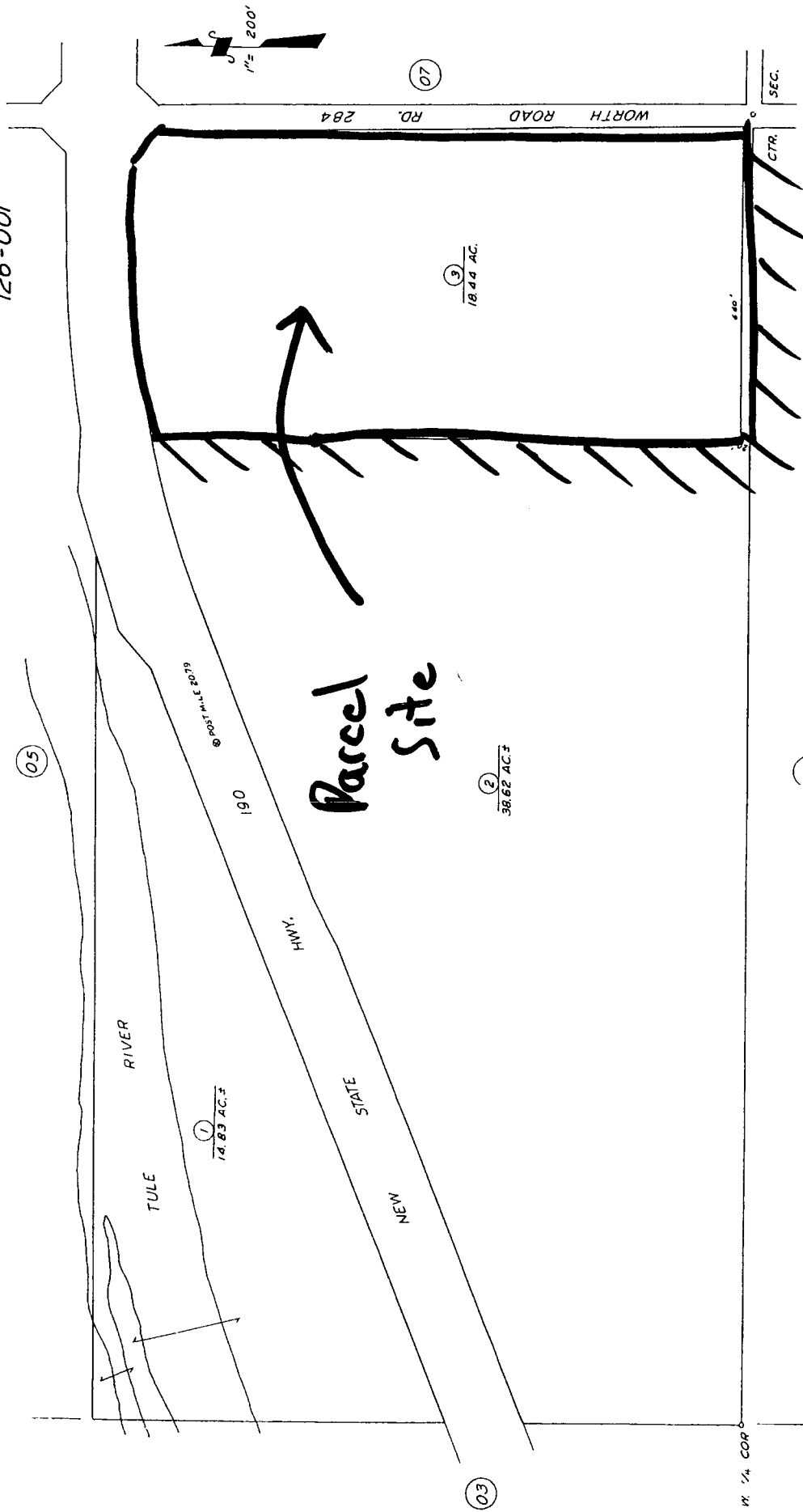
MB

Enclosures: APN map

xc: Victoria & Chanh Tran, 14131 Road 284, Porterville, CA 93257

S. 1/2 OF NW 1/4 SEC. 3, T. 22 S., R. 28 E., M.D.B. & M.

TAX CODE AREA 282-08
126-006
126-001



ASSESSOR'S MAPS BK. 282, PG. 08
COUNTY OF TULARE, CALIF.

NOTE ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



**EXHIBIT E:
COMMENT LETTERS**



**Tulare County
Health & Human Services Agency**

John Davis, Agency Director
Ray Bullick, Director - Health Services Department

Health Services Department ■ Larry Dwoskin, Director ■ Environmental Health Services

April 26, 2007

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

Re: PZI 04-002 - Tran

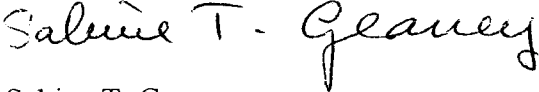
Dear Mr. Przybylski:

This office has reviewed the above referenced matter. Based upon our review, we offer the following conditions with this project in regards to the proposed development.

1. The proposed water system will be regulated as a Non Community Public Water System by the Tulare County Environmental Health Services Division (TCEHSD). Applicant shall secure a Permit to Operate, and perform all required analyses of this water system prior to the final of the building by the Resource Management Agency (RMA).
2. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Health Specialist, or Registered Engineering Geologist. Engineering data for said system shall be submitted to and approved by the TCEHSD prior to issuance of the building permit.
3. If hazardous materials are stored at any of the sites, the facilities may be subject to the California State Hazardous Material Laws. A complete Hazardous Material Business Plan shall be submitted to the TCEHSD prior to the final of any building permits.
4. Applicant shall contact the California State Regional Water Quality Control Board (C.S.R.W.Q.C.B.) in regards to the wastewater discharge permit requirements.
5. Any food facilities are subject to the permit requirements set forth in the California Uniform Food Facility Law. Applicant shall submit two (2) complete sets of building plans to the TCEHSD prior to issuance of any building permits.
6. Any above ground petroleum storage tanks with a total capacity of 1320 gallons or more shall be registered with the State Water Resources Control Board. Owner is required to prepare and implement a Federal Spill Prevention Control and Countermeasure (SPCC) Plan.

7. Any underground petroleum storage tanks will be subject to the Underground Storage Tank Permit Program. Two (2) sets of detailed plans shall be submitted to the Tulare County Environmental Health Services Division (TCEHSD) for review and approval.

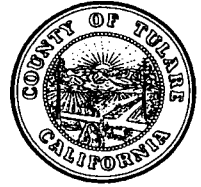
Sincerely,



Sabine T. Geaney
Environmental Health Specialist III
Environmental Health Services Division


STG:jp

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

March 21, 2007

TO: Chuck Przybylski, Project Planner
FROM: Craig Anderson, Engineer III 
SUBJECT: General Plan Initiation Request – GPI 04-002

I have reviewed the project description and environmental checklist assessing the nature of and potential impacts associated with the proposed general plan amendment. I recommend that the applicant be authorized to submit an application for General Plan Amendment.

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

CA:ta



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

APR 09 2007

APR 11 2007

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

Project: General Plan Initiation GPI 04-002 Tran/Porterville

Subject: CEQA comments regarding the rezoning and future development of APN 228-080-003

District Reference No: 200700505

Dear Mr. Przybylski:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and offers the following comments:

Findings of Significance

The San Joaquin Valley Air Basin is currently designated as serious non-attainment for Ozone and non-attainment (no classification) for PM2.5. On October 30, 2006, the US EPA found that the San Joaquin Valley had attained the PM10 standard. The US EPA based its determination upon monitoring data demonstrating that the ambient air quality had met the requirements for attainment. The US EPA's finding does not change the District's classification as a serious PM10 non-attainment to attainment area. However, re-designation from serious non-attainment to attainment requires additional documentation and will occur at some future date.

A zone change, by itself, will not have an impact on air quality; however, the future development of the property would contribute to the overall decline in air quality due to construction activities in preparation of the site, and ongoing traffic and other operational emissions. Future development may require additional environmental study and mitigation.

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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
www.valleyair.org

Southern Region

2700 M Street, Suite 275
Bakersfield, CA 93301-2373
Tel: (661) 326-6900 FAX: (661) 326-6985

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Jon Klassen at (559) 230-5843 and provide the reference number at the top of this letter.

Sincerely,

David Warner
Director of Permits Services



for: Arnaud Marjollet
Permit Services Manager

DW: jk

cc: File