

NOTICE OF DETERMINATION

TO: Tulare County Clerk
Room 105, Courthouse
Visalia, CA 93291-4593

FROM: Tulare Co. Board of Supervisors
Administration Bldg., 2800 W. Burrel
Visalia, CA 93291-4582

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.

Project Title/Case File No. PZ 08-003 Jesus Galaviz, 10052 Avenue 416, Dinuba, CA 93618

State Clearinghouse No. (if any):

Lead Agency: Tulare County Resource Management Agency

Staff Contact Person: Nick Hahn

Telephone Number: 733-6291

Project Location: On the north side of Avenue 416 (El Monte Way), 175 feet east of Road 100, west of Sultana.

Project Description: Change of Zone from the AE-20 (Exclusive Agricultural - 20 acre minimum) Zone to C-3-SR (Service Commercial-Site Plan Review), on a 1.38 acre parcel.

This is to advise that the TULARE COUNTY BOARD OF SUPERVISORS has approved the above described project on October 28, 2008, and has made the following determinations regarding the above described project:

1. The project () will (X) will not have a significant effect on the environment
2. () A Final Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
(X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The environmental document and record of project approval may be examined at: 5961 S. Mooney Blvd., Visalia, California 93277

3. Mitigation measures () were, (X) were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations () was, (X) was not, adopted for the project.

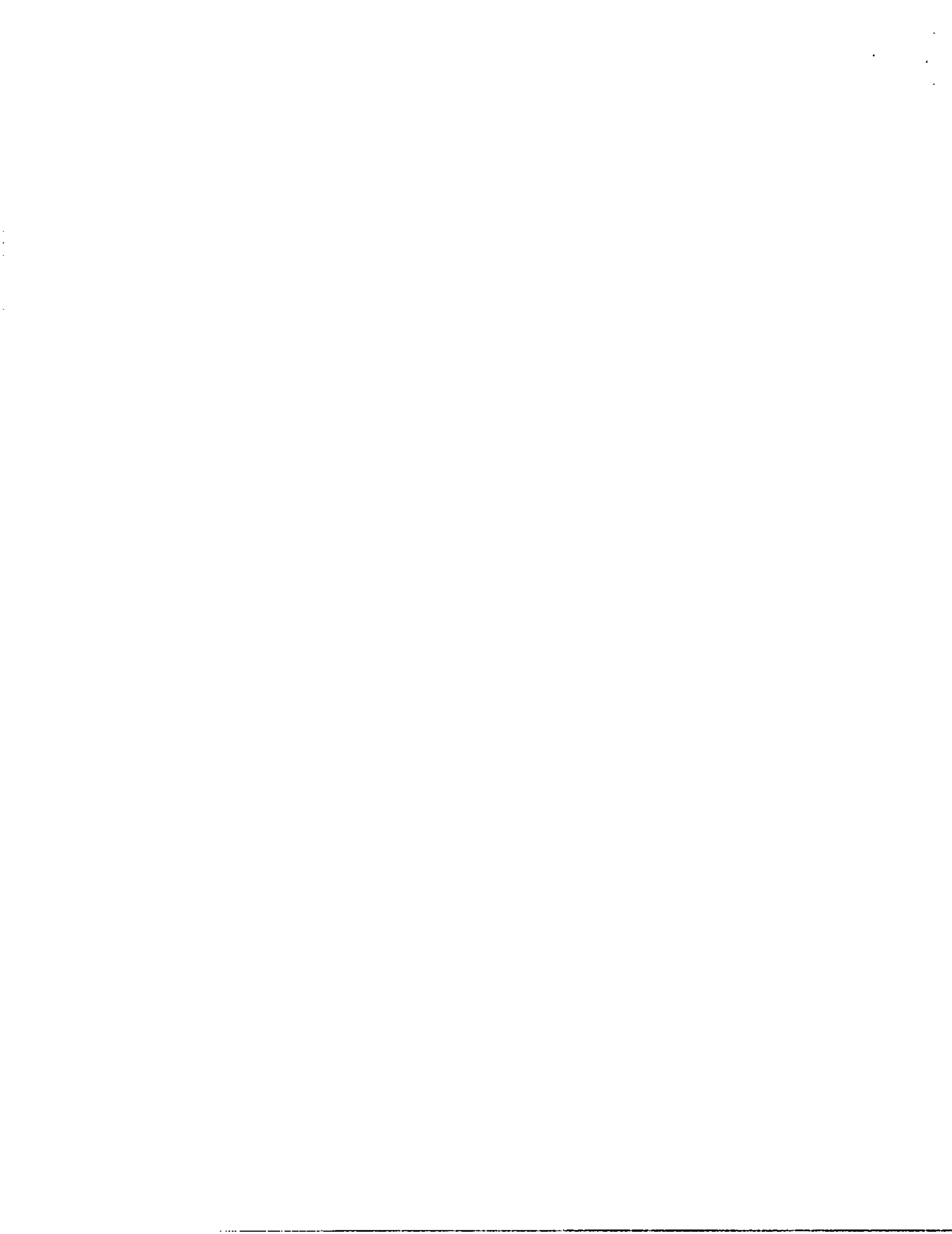
(X) D.F.& G. Fees Req'd
() E.I.R.
(X) N.D.

By: _____
Chairman, Tulare County Board of Supervisors

Filed with the Tulare County Clerk on _____, 2008.

cc: Calif. Dept. of Fish & Game, 1416 Ninth Street, 12th Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.



ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 352, THE ZONING ORDINANCE OF TULARE COUNTY, BEING AN ORDINANCE ESTABLISHING AND REGULATING LAND USES WITHIN CERTAIN ZONES IN THE COUNTY OF TULARE.

THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE DO ORDAIN AS FOLLOWS:

Section 1. Paragraph B of Section 3 of Ordinance No. 352 of the County of Tulare is hereby amended by the adoption of an amended map of the South half of Section 10, Township 16 South, Range 24 East, Mount Diablo Base and Meridian, being a subdivision of Part 272 of the Official Zoning Maps. A map showing the C-3-SR (Service Commercial -- Site Review Combining) Zone approved for the 1.38-acre site is attached hereto and incorporated herein by reference.

Section 2. The property affected by the zoning reclassification filed as Change of Zone Case No. PZ 08-003 is briefly described as follows:

Being approximately 1.38 acres located on the north side of Avenue 416 (El Monte Way), approximately 175 feet east of Road 100, in Sultana (APN 021-170-034).

Section 3. This Ordinance shall take effect thirty (30) days from the date of the passage hereof, or if published more than 15 days after the date of passage, then 30 days after publication, whichever is later, and, shall be published once in the Visalia Times-Delta, a newspaper printed and published in the County of Tulare, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of the County of Tulare, State of California, on 28th day of October, 2008, at a regular meeting of said Board, duly and regularly convened on said day, by the following roll call vote:

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AYES:

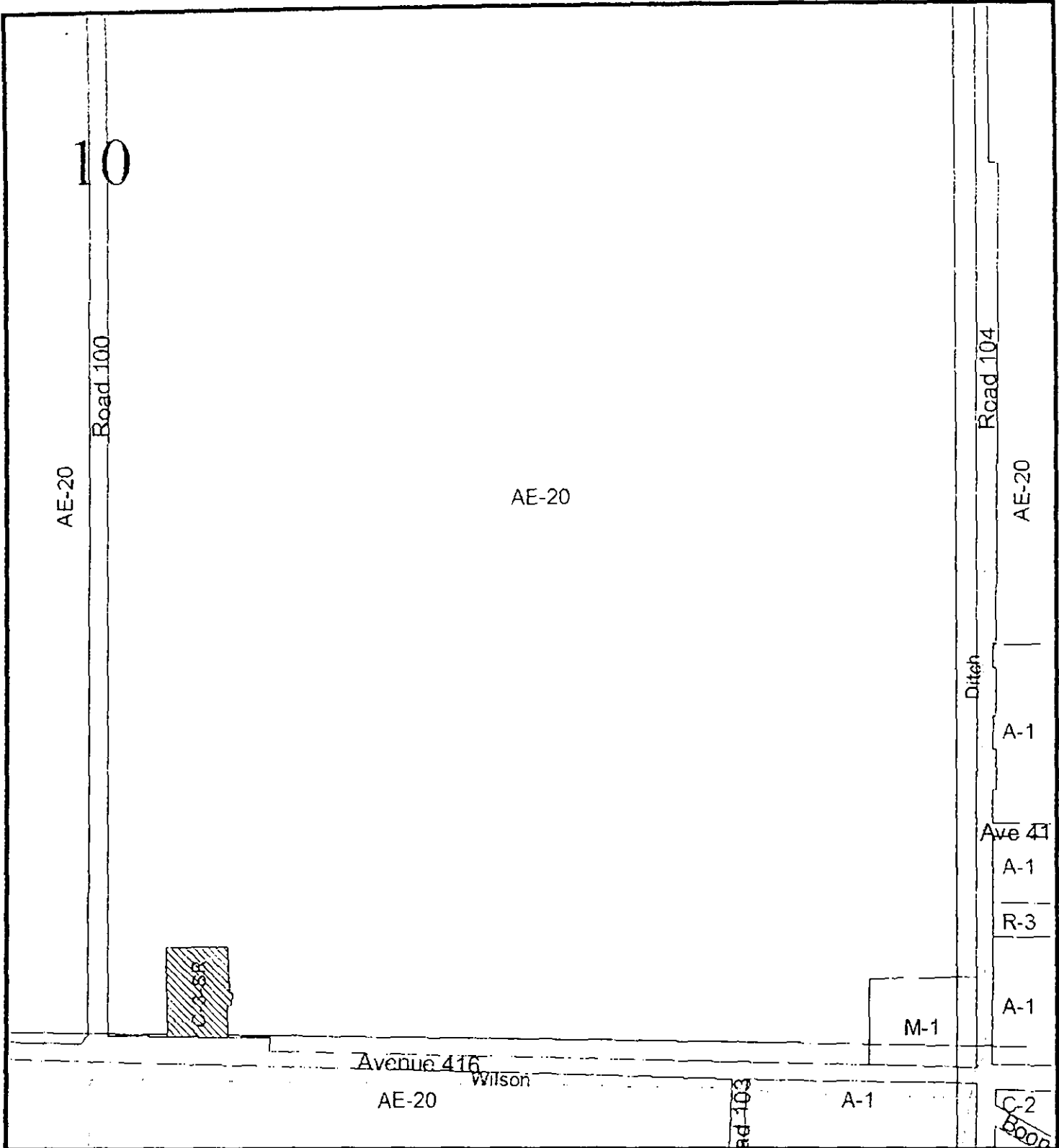
NOES:

ABSENT:

Chairman, Board of Supervisors

ATTEST: JEAN ROUSSEAU
County Administrative Officer/Clerk
Board of Supervisors

By: _____
Deputy



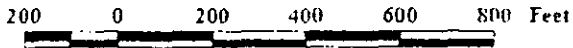
APN: 021-170-034
 Zone Change from AE-20 to C-3-SR
 (PZ 08-003)



ORDINANCE NO. ____
 AMENDING A PORTION OF PART 272
 SE 1/4 OF SEC. 10, T 16S R 24E, M.D.B. & M.

OFFICIAL ZONING MAP
COUNTY OF TULARE, CA.

TULARE COUNTY BOARD OF SUPERVISORS
 ADOPTED: / /



Map Created: Aug 2 2008 By: RFL C:\GIS\MapAS\Projects\Projects\County\zoning\2008\zoning\zoning\MapAS\MapAS\MapAS.aprx

BEFORE THE PLANNING COMMISSION
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT TO THE)
ZONING ORDINANCE, CASE NO. PZ 08-003)

RESOLUTION NO. 8357

Resolution of the Planning Commission of the County of Tulare recommending the Board of Supervisors modify a petition by Jesus Galaviz, 10052 Avenue 416, Dinuba CA 93618, for a requested change of zone from AE-20 (Exclusive Agricultural-20 acre minimum) to C-3 (Service Commercial) and approve a change of zone from the AE-20 Zone to C-3-SR (Service Commercial-Site Plan Review) Zone on a 1.38-acre parcel located on the north side of Avenue 416 (El Monte Way), 175 feet east of Road 100, in Sultana.

WHEREAS, a petition has been filed pursuant to the regulations contained in Section 17 of Ordinance No. 352, the Zoning Ordinance, and

WHEREAS, the Planning Commission has given notice of the proposed change of zone boundaries or classifications as provided in Section 18 of said Ordinance No. 352 and Section 65854 of the Government Code of the State of California, and

WHEREAS, Staff has performed necessary investigations, prepared a written report (made a part hereof), and recommended modification of this application and approval of C-3-SR (Service Commercial-Site Plan Review) Zoning and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on July 23, 2008, and

WHEREAS at that meeting of the Planning Commission, no public testimony was received in support or opposition to the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that it has reviewed and considered the information contained in the Negative Declaration for the proposed zone change, together with any comments received during the public review process, in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970, prior to taking action on the zone change.

B. This Planning Commission hereby determines the following findings were relevant in evaluating this application:

1. The applicants have requested a reclassification of a 1.38-acre site from the AE-20 (Exclusive Agricultural-20 acre minimum) Zone to the C-3 (Service Commercial)

Zone, located on the north side of Avenue 416 (El Monte Way), approximately 175 feet east of Road 100, in Sultana.

2. The subject site is zoned AE-20 and contains an existing shop building. The surrounding properties are zoned AE-20. Properties to the north and east contain a packing house and cold storage facility, AT & SF Railroad (abandoned), orchard and scattered residential. Properties to the west include scattered residential and orchard. The BASF research station, agricultural and scattered residential uses are located to the south.
3. The purpose of this application is to obtain the appropriate zoning to bring an existing auto body repair and paint facility into compliance with the Tulare County Zoning Ordinance.
4. The existing AE-20 Zone is an exclusive zone for intensive agricultural uses and for those uses which are a necessary and integral part of agricultural operations. The AE-20 Zone has a minimum parcel size of 20 acres, allows most agricultural uses and limited residential uses. The 1.38-acre site is considered too small for viable agricultural production and will not result in the conversion of farmland to a non-agricultural use.
5. The requested C-3 (Service Commercial) Zone is a zone intended for wholesale establishments and establishments engaged in repairing and servicing equipment, materials and products, but which do not involve the manufacturing, assembling, packaging or processing of articles of merchandise for distribution and retail sale. The C-3 Zone would allow any use allowed in the C-2 or C-1 Zones. The proposed use of the site (auto body repair and paint facility) would be an allowed use under this zoning.
6. The SR (Site Review Combining) Zone is often added on rezoning sites that are underdeveloped. The purpose of the SR Overlay is to designate those areas of the County where the site plan review process is required in order to determine if the proposed development is in conformance with the policies, standards, and objectives of the Zoning Ordinance, the County Ordinance Code and the General Plan. No building or relocation permit shall be issued or special use permit approved, nor shall any grading or construction work be allowed until a final site plan has been reviewed and approved or recommended for approval by the Site Plan Review Committee in accordance with the procedures set forth in Section 17.2 of the Zoning Ordinance. The SR Overlay would provide conditions of approval to protect both the property owner and surrounding properties from the introduction of inharmonious uses. Within the C-3-SR Zone, Site Plan Review would be required for all expansion or new uses, including auto body repair shops, except for the following:
 - a. One single family residence or mobilehome and accessory buildings on a single lot or parcel.

- b. Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber.
 - c. Raising of rabbits and fur bearing animals, poultry, sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds.
 - d. Minor improvements, as defined in Section 2 of the Zoning Ordinance.
7. The site has direct access to Avenue 416, an 85-foot County maintained right of way with an existing pavement width of 32 feet. The 1964 Tulare County General Plan Circulation Element designates Avenue 416 as a "County Arterial Road".
 8. According to the Tulare County Noise Element (1988), the subject site is within the Avenue 416 noise impact corridor, estimated to be 554 feet from the centerline of the right of way at 60 decibels. The proposed use is not for a noise sensitive use.
 9. The 1972 Open Space Plan of the Tulare County Environmental Resources Management Element (ERME), of the Tulare County General Plan, designates the site as "Intensive Agriculture".
 10. The subject site is within the Rural Valley Lands Plan (RVLP) which designates the site as "Agricultural". The site is not within any existing Urban Development or Urban Area Boundary. Outside of UABs the RVLP is the controlling factor for approval or denial of urban type development. Under the RVLP point evaluation system, the subject site scored 12 points. Since the points are less than 17, the site could be considered for rezoning to a non-agricultural classification.
 11. Requests for changes of zone have been considered and approved when the requested changes are found to be compatible with established land uses in the surrounding area, not in conflict with the furtherance of overall County development strategies, plans and policies, and where there is evidence of a need for the type of development proposed.
 12. The SR (Site Review Combining) Zone is included with the C-3 Zone, so that a final site plan review will be required pursuant to the Tulare County Zoning Ordinance before any development can occur on the site, and conditions for site development can be established through those site review processes. This process can review among other things: on- and off-site improvements, including drainage, placement of structures, parking improvements, traffic patterns, fencing, landscaping, lighting, signage, curb and gutter, sewer and water provisions or service connections and improvements to County rights-of-way.
 13. A Negative Declaration was prepared and approved for public review by the Environmental Assessment Officer for the project. The Negative Declaration indicates that the impacts associated with the proposal are less than significant.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the reclassification of property, as modified by the Commission to C-3-SR zoning, to be consistent with the purpose of Ordinance No. 352 and, further, finds the petition as modified by the Commission is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

1. This Commission hereby recommends that the Board of Supervisors find that there is no substantial evidence that said Change of Zone will have a significant effect on the environment and determines that the Negative Declaration reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended.

2. This Commission hereby recommends that the Board of Supervisors approve Amendment to the Zoning Regulations Case No. PZ 08-003, as modified by the Commission to C-3-SR.

The foregoing resolution was adopted upon motion of Commissioner Kirkpatrick, seconded by Commissioner Dias, at a regular meeting of the Planning Commission on the 23rd day of July, 2008, by the following roll call vote:

AYES: Whitlatch, Millies, Gong, Kirkpatrick, Elliot, Dias

NOES: None

ABSTAIN: None

ABSENT: Pitigliano

TULARE COUNTY PLANNING COMMISSION



Beverly Cates, Secretary

Project: PZ 08-003
Applicant: Jesus Galaviz
Agent: None
Date Prepared: 05/05/08

NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

Proposal, Zoning and Parcel Size:

Change of Zone from the AE-20 (Exclusive Agricultural – 20 acre minimum) Zone to C-3 (Service Commercial) Zone on a 1.38-acre site.

Location:

On the north side of Avenue 416 (El Monte Way), 175 feet east of Road 100, west of Sultana.

APN 021-170-034, Section 10, Township 16 S, Range 24 E, M.D.B. & M.

Project Facts:

Refer to Initial Environmental Study for a) project facts, plans and policies, b) discussion of environmental effects and mitigation measures and c) determination of significant effect.

Attachments:

Initial Environmental Study	(X)
Maps	(X)
Mitigation Measures	()
Letters	(X)
Staff Report	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
STAFF REPORT / ENVIRONMENTAL ASSESSMENT / INITIAL STUDY
FOR ZONE CHANGE PZ 08-003**

I. GENERAL:

1. **Applicant(s):** Jesus Galaviz
10052 Avenue 416
Dinuba, CA 93618

2. **Owner:** Amador I. Rodriguez ("Amador Lopez")
1664 Newport Court
Salinas, CA 93906

3. **Agent:** None

4. **Requested Action:**

Change of Zone from the AE-20 (Exclusive Agricultural – 20 acre minimum) Zone to C-3 (Service Commercial) Zone on a 1.38-acre site.

5. **Location:**

On the north side of Avenue 416 (El Montc Way), 175 feet east of Road 100, west of Sultana.

APN: 021-170-034; Section 10, Township 16 South, Range 24 East, MDB&M.

6. **Applicants' Proposal:**

The applicants are requesting the rezoning of the subject parcels from AE-20 to C-3 in order to bring an existing auto body repair and paint shop into compliance with the Tulare County Zoning Ordinance.

II. COMPATIBILITY WITH EXISTING ZONING, PLANS AND POLICIES:

1. **Zoning and Land Use:**

Site: AE-20; contains an existing shop. The site is currently being used to operate an auto body repair and paint facility resulting in the issuance of a violation notice (Violation No. V407-034).

3. General Plan Elements:

Land Use Element: The subject site is within the Rural Valley Lands Plan (RVLP) which designates the site as "Agricultural". The site is not within any existing Urban Development or Urban Area Boundary. Outside of UAB's the RVLP is the controlling factor for approval or denial of urban type development. A RVLP Parcel Evaluation Checklist (attached) was completed and the subject property scored 12 points. Since the points are less than 17, the site could be considered for rezoning to a non-agricultural classification.

If the number of points accumulated is 17 or more, then the parcel shall remain agriculturally zoned. If the number of points is 11 or less, the parcel may be considered for nonagricultural zoning. A parcel receiving 12-16 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 or the Board of Supervisors shall make a decision based on the unique circumstances pertaining to the particular parcel of land, including factors not covered by the RVLP (GPA 94-08, RVLP pg. 2).

Circulation: The 1964 Tulare County General Plan Circulation Element designates Avenue 416 as a County Arterial Road.

Urban Boundaries Element: The subject site is not within any Urban Development or Urban Area Boundary.

Open Space Plan: The 1972 Environmental Resources Management Element (ERME), of the Tulare County General Plan, designates the site as "Intensive Agriculture".

Noise Element: According to the Tulare County Noise Element (1988), the subject site is within the Avenue 416 noise impact corridor, estimated to be 554 feet from the centerline at 60 decibels. The proposed use is not for a noise sensitive use.

Other Applicable Elements:

Comprehensive Airport Land Use Plan (CALUP): The site is not located within any specific airport zone; however, the northwest boundary of the site is located within 100 feet of the "C" Conical Zone of Alta Airport.

CONICAL ZONE (C): No particular restrictions, however, projects such as stadiums, arenas, auditoriums, large transmission facilities or anything that would attract large numbers of people would be potentially hazardous.

4. **Biotic Condition:**

Vegetation Characteristics: The subject site is currently developed and contains an existing shop and vehicles are stored on-site pending repairs in the auto body repair facility. Little or no vegetation exists on the site.

Wildlife Habitats: According to the Environmental Resources Management Element (ERME), the site is not within the historic range of any endangered, threatened, rare, candidate or special concern species.

5. **Water Table:** The highest recent estimated water table level was 50-60 feet in 1995 according to Department of the Interior Depth to Groundwater Maps.

6. **Agricultural Preserves:** The subject site is not within an Agricultural Preserve.

IV. **HISTORY AND PROJECT FACTS**

1. **History:**

The subject site was created by Lot Split No. L.S. 67-59, approved by the Planning Commission on April 10, 1967. The site was zoned A-1 in 1947, when zoning was established in the County. The site was rezoned from A-1 (Agriculture) Zone to AE-20 (Exclusive Agricultural-20 acre minimum) Zone in 1977 under the Rural Valley Lands Plan (RVLP) rezoning study.

Cold storage and packing facilities are located to the north and east of the subject site. Upon reconnaissance of the site conducted during the preliminary review of PZI 05-006, it appears that the project site was previously used as part of the adjoining packing facility at some point. Prior to 1986 packing sheds and other agricultural industrial uses were allowed in agricultural zones without a Special Use Permit.

Special Use Permit No. PSP 02-029 (ZA) was approved by the Zoning Administrator on September 22, 2002 by Decision No. 2494 to allow a 160 ft. tall wireless communications tower and accessory structures. The use permit expired on September 22, 2004 because the tower and accessory structures were never constructed.

Zone Change Initiation No. PZI 05-006 was submitted on October 7, 2005, requesting authorization for the applicant to apply for a change of zone from the AE-20 (Exclusive Agricultural-20 acre minimum) Zone to the C-3 (Service Commercial) zone on the subject site. The zone change initiation was approved by the Board of Supervisors on June 6, 2006 by Resolution No. 2006-0419.

Liquid Waste Disposal: Sewage disposal is provided by an existing septic tank-leach line system.

4. Correspondence:

<u>Agencies Notified</u>	<u>Date Received</u>
Tulare Co. Countywide Planning	March 19, 2008
Tulare Co. Code Compliance Division	May 05, 2008
Tulare Co. RMA, Engineering Division	March 25, 2008
Tulare Co. HHSA, Environmental Health Div	March 17, 2008
Tulare Co. Fire Warden	March 13, 2008
Tulare Co. Sheriff's Department	No response
Tulare Co. Airport Land Use Commission	April 22, 2008
Alta Irrigation District	No response
Monson-Sultana Joint Union Elem. School Dist.....	No response
Dinuba Joint Union High School Dist	No response
City of Dinuba	No response
SJV Air Pollution Control District.....	No response
P.G. & F.....	No response

V. ENVIRONMENTAL IMPACTS CHECKLIST/DISCUSSION FORM: (see attached documents)

A Negative Declaration was prepared for this project and approved for public review by the Environmental Assessment Officer indicating that the project will not have a significant effect on the environment.

VI. SUBSEQUENT ACTIONS

1. Appeals:

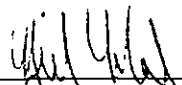
Planning Commission action to approve a change of zone is advisory only, with final action to be taken by the Tulare County Board of Supervisors. Planning Commission action for denial of the change of zone is final unless appealed, in writing, to the Board of Supervisors, 2800 West Burrel, Visalia CA 93291-4582, within ten days from the date the action is taken. The written appeal shall specifically set forth the grounds for the appeal and shall be accompanied by the appropriate appeals fee.

4. **Air Impact Assessment:**

The San Joaquin Air Pollution Control District has adopted the Indirect Source Review (District Rule 9510). Your project may require filing of an application for an Air Impact Assessment. Application forms and a copy of the rule that includes specific applicability criteria are available on the District Website at www.valleyair.org under "Land Use/Development" and then under "Indirect Source Review", or at any District Office. Assistance with applications and advice as to the applicability of the rule can be obtained from the District's ISR Group at 559-230-6000.

VII. **CREDITS:**

This report prepared by:

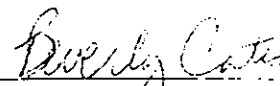


Nick Hahn, Project Planner
Planning Branch, Project Review Division

5/21/08

Date

This report approved by:



Beverly Cates, Division Manager
Project Review Division

5-21-08

Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

The following checklist contains an extensive listing of the kind of environmental effects that result from development projects. Evaluation of the effects must take account of the whole action involved, including off-site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts, in addition to reasonably foreseeable phases or corollary actions. The system used to rate the magnitude of potential effects is described as follows:

A "**Potentially Significant Impact**" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "**Potentially Significant Impact**" entries when the determination is made, an EIR is required.

A "**Less Than Significant With Mitigation Incorporation**" applies where the incorporation of mitigation measures has reduced an effect from "**Potentially Significant Impact**" to a "**Less Than Significant Impact.**"

A "**Less Than Significant Impact**" means that the environmental effect is present, but is minor in nature and/or not adverse, or is reduced to a level less than significant due to the application and enforcement of mandatory locally adopted standards.

"**No Impact**" indicates that the effect does not apply to the proposed project.

Using this rating system, evaluate the likelihood that the proposed project will have an effect in each of the environmental areas of concern listed below. At the end of each category, discuss the project-specific factors, locally adopted standards, and/or general plan elements that support your evaluation. A brief explanation is required for all answers except "**No Impact**" answers that are adequately supported by the information sources cited in the parentheses following each question. A "**No Impact**" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., Zone C of the FEMA maps). A "**No Impact**" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project specific screening analysis). The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is **potentially significant**, **less than significant with mitigation**, or **less than significant**. "Potentially Significant" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "**Potentially Significant Impact**" entries when the determination is made, an EIR is required.

"**Negative Declaration: Less Than Significant With Mitigation Incorporated**" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures must be described along with a brief explanation on how they reduce the effect to a less than significant level (mitigation measures from Section E., "Earlier Analyses," may be cross-referenced).

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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D. ENVIRONMENTAL IMPACTS CHECKLIST

1. AESTHETICS

Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings that are open to public view?
- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Analysis: According to the Scenic Highways Element of the Tulare County General Plan, the subject site is not located adjacent to or near a designated eligible Scenic Highway. The proposal is for a change of zone from AE-20 (Exclusive Agricultural - 20 acre minimum) to C-3 (Service Commercial) in order to bring an existing auto body repair and paint shop into compliance with the Tulare County Zoning Ordinance. If the site's zone designation is changed from AE-20 to C-3, potential uses could degrade the visual character of the area for travelers on Avenue 416 and occupants of nearby residences. However, with a SR (Site Plan Review) designation added, special conditions on any building permit or special use permit could reduce the impact. Furthermore, the open storage of materials and equipment should be required to be screened from public view by a solid six foot high wall or fence, as recommended in the consultation response received from the Countywide Planning Division of the Tulare County Resources Management Agency. Thus, this impact is considered to be less than significant.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Rural Valley Lands Plan point evaluation system prepared by the County of Tulare as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or if the area is not designated on the Important

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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f) Create objectionable odors affecting a substantial number of people?

Analysis: The San Joaquin Valley Air Pollution Control District (SJVAPCD) did not respond to the consultation request regarding the proposed change of zone. The service commercial establishments allowed in the C-3 Zone may cause unhealthy emissions of odor, dust, smoke, gas and other types of air pollution. Standard responses from the SJVAPCD point out that the Valley is considered to be in non-attainment of State and Federal air quality standards for ozone and respirable particulate matter (PM-10). To meet federal Clean Air Act requirements, the District adopted an Ozone Attainment Demonstration Plan in 1994, a PM-10 Plan in 1997, a CO Plan in 1996 and an Air Quality Plan in 1991 plus corresponding updates. The District recommends locating new sensitive land uses at least fifty feet away from similar uses.

If the zone change is revised to add Site Review to the C-3 Zone, applicant's proposed auto body repair and paint facility may be structured to produce minimal dust and noxious odors. The average daily trips generated by the existing use of the site should not be used to evaluate air quality emission thresholds because the use of the site has the potential to change upon approval of the zone change.

Combining the proposed C-3 with SR (Site Plan Review) overlay will further reduce any potential impacts to air quality by providing an opportunity to review subsequent uses and/or construction projects at the site.

Greenhouse gas emissions and climate change is potentially one of the most significant environmental issues of our time. This project has the potential, although slight, to increase the carbon footprint of the County. Every effort should be made to increase energy efficiency and decrease the release of greenhouse gasses.

4. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Dept. of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Dept. of Fish and Game or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to,

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Analysis: The project site is not located on or near any rivers or riparian habitat. The subject site is located in the AE-20 Zone and has been graded and previously utilized for commercial/agricultural uses; therefore, it is unlikely that any historical, archaeological, paleontological or cultural resources could exist at the site. Therefore, this proposal will result in no impact to cultural resources.

6. GEOLOGY/SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication No. 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Subsidence? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion, siltation, changes in topography, the loss of topsoil or unstable soil conditions from excavation, grading or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater | | | | |

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- i) Expose people to existing or potential hazards and health hazards other than those set forth above?

Analysis: According to the State of California "Hazardous Waste and Substances Sites List" (April 1998), the subject property does not currently contain and is not near a listed hazardous site. The site is not located within one-quarter mile of any school; nor within, or next to, any wildlands. The subject site is located 1 3/4 miles from Alta Airport. Alta Airport is closed and no longer in use; therefore there the project will have no hazardous impact on aviation in the area. There will be storage of hazardous materials (automotive finishing products and related solvents/chemicals) on-site. The facility will be subject to the California State Hazardous Material Laws and, will be required to submit a Hazardous Material Business Plan to the County Environmental Health Services Division. Therefore, the proposed project will have a less than significant impact on the environment.

8. HYDROLOGY AND WATER QUALITY

Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge or the direction or rate of flow of ground-water such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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9. LAND USE AND PLANNING

Would the project:

- a) Physically divide an established community?

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Analysis: The subject site is within the Rural Valley Lands Plan (RVLP) which designates the site as "Agricultural". The site is not within any existing Urban Development or Urban Area Boundary. Outside of UAB's the RVLP is the controlling factor for approval or denial of urban type development. A preliminary RVLP Parcel Evaluation Checklist was completed (PZI 05-006) indicating that the site could be considered for rezoning consistent with the policies of the RVLP. The existing zoning within nearby County areas is predominately agricultural with the exception of six sites zoned C-2 (General Commercial) and a site zoned M-1 (Light Manufacturing) located within 3/4 mile of the subject site.

County planning staff proposes combining C-3 zoning with SR (Site Plan Review), to reduce any potential conflicts with adopted land use policies by providing an opportunity to review subsequent uses and/or construction projects at the site.

10. MINERAL AND OTHER NATURAL RESOURCES

Would the project:

- a) Result in a loss of availability of a known mineral or other natural resource (timber, oil, gas, water, etc.) that would be of value to the region and the residents of the state?

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Analysis: According to the Environmental Resources Management Element of the Tulare County General Plan, the site does not contain any of the minerals or natural resources of local or state significance known to exist in the area. The area of use is primarily within an existing shop building located on a 1.38 acre parcel and the proposed use will not require substantial amounts of water or other natural resources.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially change the demographics in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the location, distribution, or density of the area's population? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted housing elements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: The proposed rezoning will not increase or alter the area's population density or housing in any way. Therefore, this proposal will have no impact on population and housing.

13. PUBLIC OR UTILITY SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government and public services facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|--------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Electrical power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Communication? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other public or utility services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: Allowed uses within the C-3 Zone may be hazardous, requiring Fire Code suppression devices and Building Code measures. Uses allowed within the C-3 Zone often require hook ups to municipal water, waste water and storm water drainage systems. The

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Substantially accelerate physical deterioration of public and/or private roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: The public road to which the site has direct access is Avenue 416 (El Monte Way), a County maintained road with an Average Daily Trip (ADT) rating of 7,700 and a Pavement Condition Index (PCI) of 70, with no known deficiencies. The 1.38 acre site is large enough to allow for an internal circulation pattern which allows vehicles to enter and exit the site by moving forward as well as sufficient parking and loading areas which will prevent vehicles from stopping and/or parking within the right of way. The site contains adequate parking area for employees, customers and deliveries. Therefore, this project will have a less than significant impact upon Transportation/Traffic.

Combining the proposed C-3 with SR (Site Plan Review) overlay will further reduce any potential impacts to transportation/traffic by providing an opportunity to review subsequent uses and/or construction projects at the site.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction that could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies (including fire flow available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the | | | | |

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 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
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	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".

1. Existing Parcel Size (use gross acreage figure)	0
2. Existing Land Use/Suitability for Cultivation	0

D. 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)	2
4. Proximity to Lands in Agricultural Preserve	3

E. TWO POINT VALUE CATEGORY

1. Level of Groundwater and Soil Permeability	0
---	---

F. 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, Archeological Sites, Wildlife Habitats, and/or Unique Natural Features	0
4. Flood Prone Areas	0
5. Availability of Community Domestic Water/irrigation 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

currently being farmed; however, that site also serves as an agricultural chemical research facility. This factor receives zero (0) points.

D. THREE POINT VALUE CATEGORY:

1. Surrounding Parcel Size:

Approximately 11.5% 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% is determined. This factor receives 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. The site is surrounded by commercial agriculture, orchards, vineyards, croplands and residential development. The site is abutted on three side(s) with non agricultural uses -- properties to the east and west contain residential uses, the property to the north includes a packing shed and cold storage facility. Within one-quarter mile of the perimeter of the site, approximately 9.1% of the area is devoted to non-agricultural uses, more than the 15% guideline that would allow non-agricultural development in areas where such development has already occurred. This factor is allocated three (3) points.

3. Proximity to Inharmonious Uses:

An inharmonious use (BASF Corp. agricultural chemical research facility) exists within 1/8 mile (660 feet) of the site. Therefore, this factor is allocated two (2) points.

4. Proximity to Lands within Agricultural Preserves:

The site is abutted on two sides with agricultural preserve and 86.5% of lands within ¼ mile are agricultural preserves, more than the 35% threshold, so three (3) points are allocated.

E. TWO POINT VALUE CATEGORY:

1. Level of Groundwater and Soil Permeability:

The soil type on the site is Tujunga Loamy Sand, which has a very rapid permeability rating. The groundwater level is estimated to be at 50-60 feet per a Bureau of Reclamation "Ground to Water Surface Contours" 1995 map, deeper than the desirable 20 feet. This factor receives zero (0) points.

CASE NO. PZ 08-003
CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

- R.M.A. - Building Division
- R.M.A. - Code Compliance Division
- R.M.A. - Countywide Division
- R.M.A. - Community Dev./Redevelopment Division
- R.M.A. - 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 Warden (CA Dept. of Forestry) (2 copies)
- Sheriff's Department - Visalia Headquarters
 - Traver Substation
 - Orsi Substation
 - Pixley Substation
 - Porterville Substation
- Agricultural Commissioner
- Education Department
- Airport Land Use Commission
- Supervisor Steve Worthley
- Assessor

LOCAL AGENCIES

- Levee Dist. No 1*
- Levee Dist. No 2*
- Alla Irrigation Dist*
- Pub Utility Dist*
- Comm. Service Dist*
- Town Council*
- Monson-Sultana Joint Unio Elem. School Dist*
- Dinuba Joint Union 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 & Game 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)



RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD.
VISALIA, CA. 93277
PHONE (559) 733-6293
FAX (559) 730-2653

Bill L. Fussell	Engineering
William Hoyle	Comm. & Dev. Services
Jeanne Brown	Transportation
	Planning
Mark Cooper	Support Services
Roger Hux	Administrative Services

HENRY HAHN, DIRECTOR

March 19, 2008

TO: Nick Hahn, Project Planner

FROM: David Claxton, Project Planner

RE: PZ 08-003, Jesus Galaviz, Applicant.

On March 12, 2008 the Countywide Planning Division of the Tulare County Resource Management Agency received a request to review and comment on the above referenced project.

On June 6, 2006 the Tulare County Board of Supervisors authorized the applicant to apply for a zone change from AE-20 (exclusive Agriculture – 20 Acre Minimum) to C-3 (Service Commercial) on the 1.38 acre project site under PZI 05-006.

The project site is located within the Rural Valley Land Plan Area (RVLP) and is not within any existing Urban Boundary District or Urban Area Boundary.

Amendment to the Tulare County General Plan Rural Valley Land Plan, GPA 94-008, II. Policy Analysis, paragraph 2 states “ The “B” portion of the policy permits the County to zone parcels of land in the agricultural zone (for example, A-1, AE, AE-20, AE-80) to non-agricultural zoning classifications (for example, R-A, R-O, R-1, R-2, R-3, “O”, P-O, C-1, C-2, M-1, M-2, M) if it is found that the parcel is better suited for a nonagricultural zone classification by means of the system set forth in the policy.”

A preliminary RVLP Parcel Evaluation Checklist was completed (PZI 05-006) and the subject property scored an 11 and therefore may be considered for rezoning consistent with the policies of the RVLP.

Comment/Recommendation: The rezoning of the parcel would be consistent with the Current Tulare County General Plan and Rural Valley Lands Plan. Rezoning would bring the property’s current use into conformance with the current Tulare County Zoning Ordinance.

1. The applicant shall comply with **Development Standards D.9. Fences, walls and screening of Section 12.5: "C-3" Service Commercial Zone** which states in part "Open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge."
2. There shall be no dismantling or wrecking of motor vehicles or trailers, or the storage of wrecked vehicles or trailers other than that associated with the repairing and painting of the vehicles normally associated with an auto body business. Vehicles shall not be stored for a period longer than 30 days. No sales of vehicles shall be conducted from the subject property.

Thank you.

No conditions are recommended for the subject case. Conditions will be recommended at such time that specific development proposals be presented on the subject parcel(s).


CA:mf

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

March 13, 2008

TO: Nick Hahn, Project Planner
FROM: Jerry Sterling, Tulare County Fire Inspector 
SUBJECT: Case No. PZ 08-003

The Fire Department submits the following recommendations in response to this item.
At the Building Permit stage of Construction the Developer shall meet the following conditions:

1. Provide surfaced year round access for emergency fire department response.
2. Provide unrestricted fire department access for emergency response.
3. Provide Fire Flow in accordance with the Tulare County Improvement Standards.
4. Provisions for Fire and Life Safety are to be completed by applicant at the time of building permit and inspected by the Fire Warden prior to Final Fire Clearance.
5. All new construction, roadways and / or driveways shall comply with the Tulare County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and Fire Safe Standards. All building permit applications shall be reviewed and approved by the Tulare County Fire Department prior to their issuance. All required improvements shall be completed prior to occupancy of the structure and prior to the issuance of occupancy permits.
6. Provide 4 A 60 BC extinguisher every 75 feet of travel.
7. Shall meet California Fire Code Standards applicable to the type(s) of work being conducted.
8. Shall provide water storage tank in accordance to Tulare County Fire Standards if not serviced by Municipal Water Supply.

If you have any questions please call Jerry Sterling at 733-6291 extension 4105.

ARM:mf
cc: Dave Dean
File



INTEROFFICE MEMORANDUM

Date: May 5, 2008

TO: Nick Hahn, Project Planner

FROM: Bruce Kendall, Code Compliance Manager

SUBJECT: PZ 08-003

Nick,

Currently there is a violation contained on this site. The violation was confirmed on October 8, 2007 and the violation originated from a neighbor who was concerned about the fumes that were being generated by this use, along with the number of inoperative vehicles.

Currently the operator is attempting to stay in compliance and no new complaints have been generated. The following are the conditions of approval that Code would like to be included.

1. No storage of inoperative vehicles shall be kept outside of the building after hours of the business.
2. A State approved ventilation and hood system shall be installed in the paint booth to capture the paint fumes.

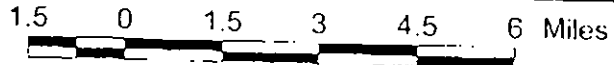
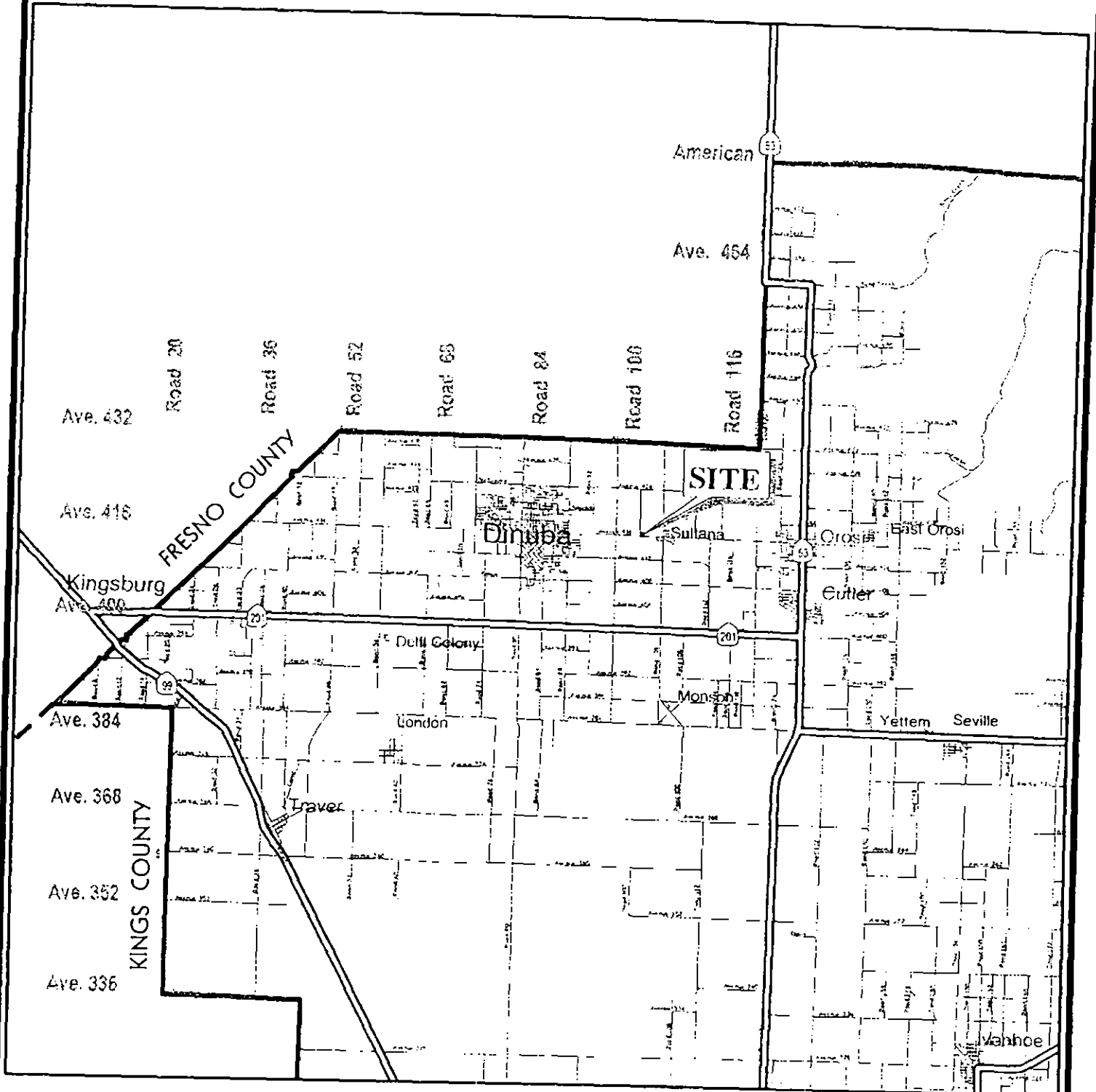
Thank you for the opportunity to comment on your project.

A handwritten signature in cursive script, appearing to read "Bruce Kendall".

Bruce Kendall

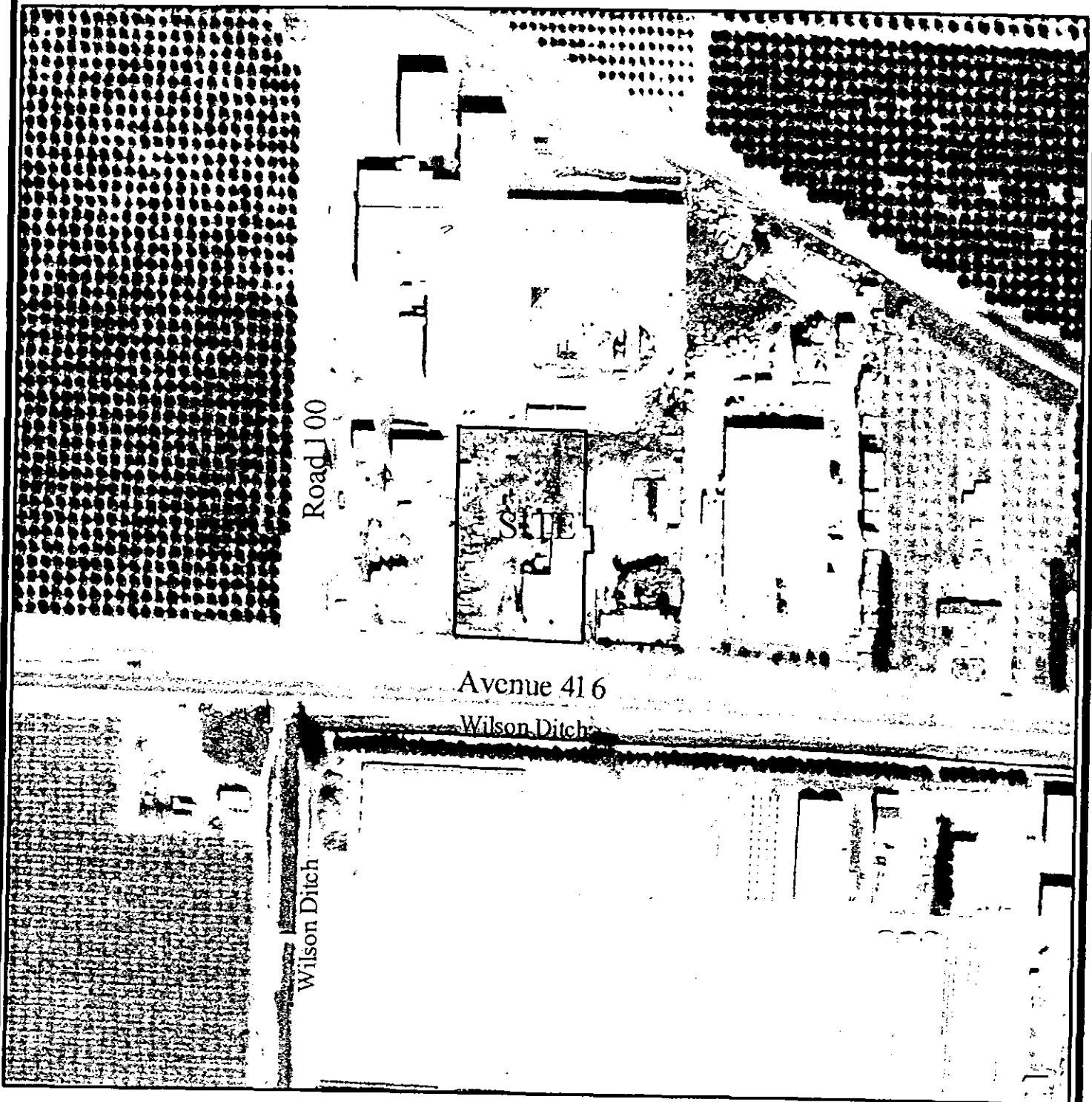


Vicinity Map for PZ 08-003

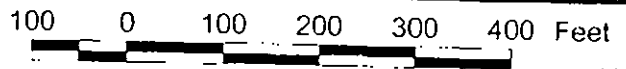




Aerial Photograph for PZ 08-003



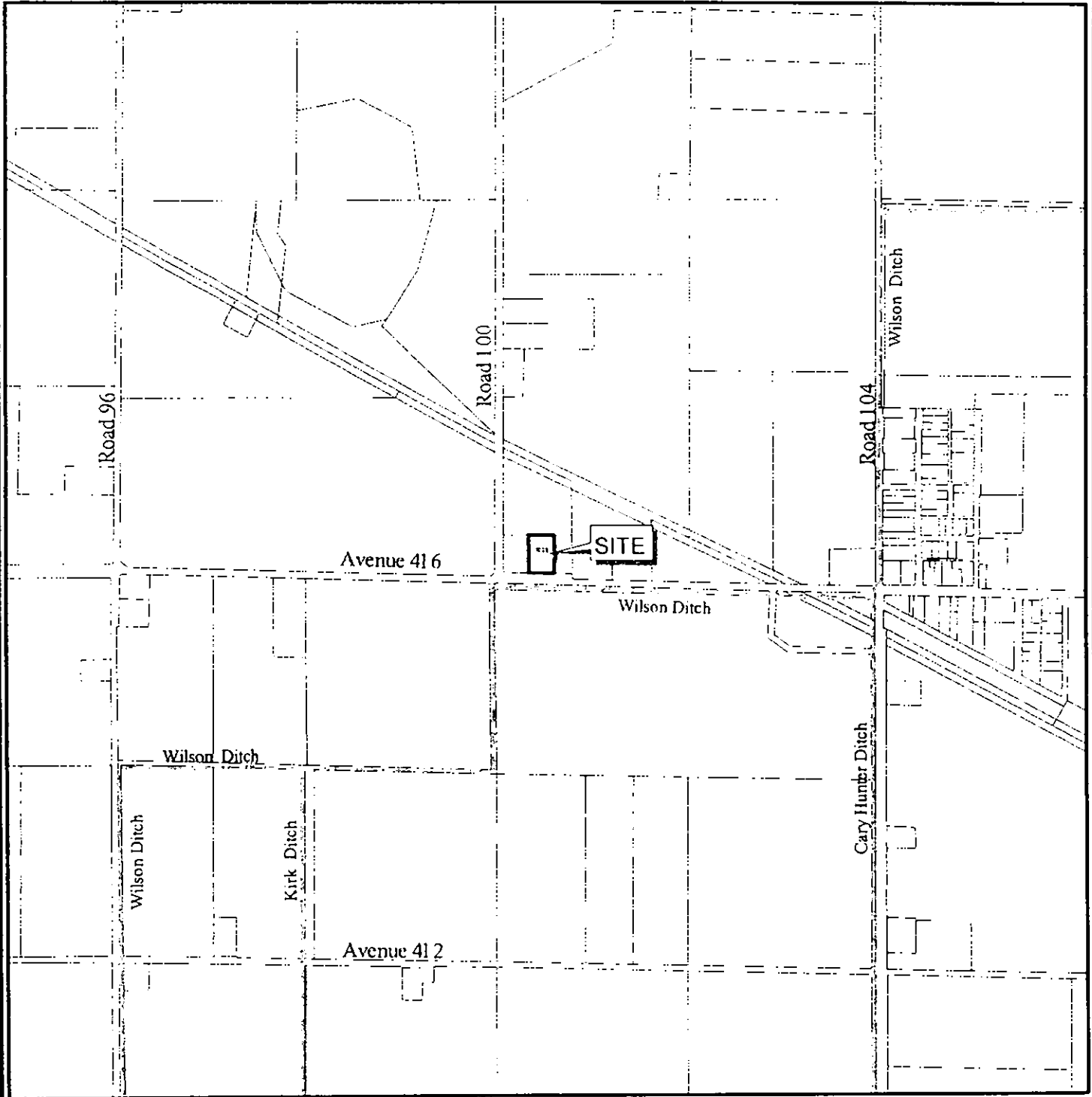
Owner: RODRIGUEZ AMADOR L
 Address: 1664 NEWPORT CT
 City, State ZIP: SALINAS CA 93906
 Applicant: Jesus Galavie
 Agent: none
 Assessors Parcel # 021170034



SITE Project Site for PZ. 08-003



Wetlands Map for PZ 08-003



- National Wetlands Inventory
-  Lacustrine
 -  Palustrine
 -  Riverine
 -  Uplands (No Wetlands)
 -  No Data

500 0 500 1000 1500 2000 Feet

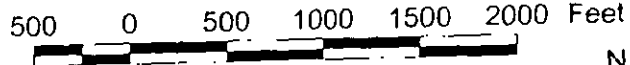
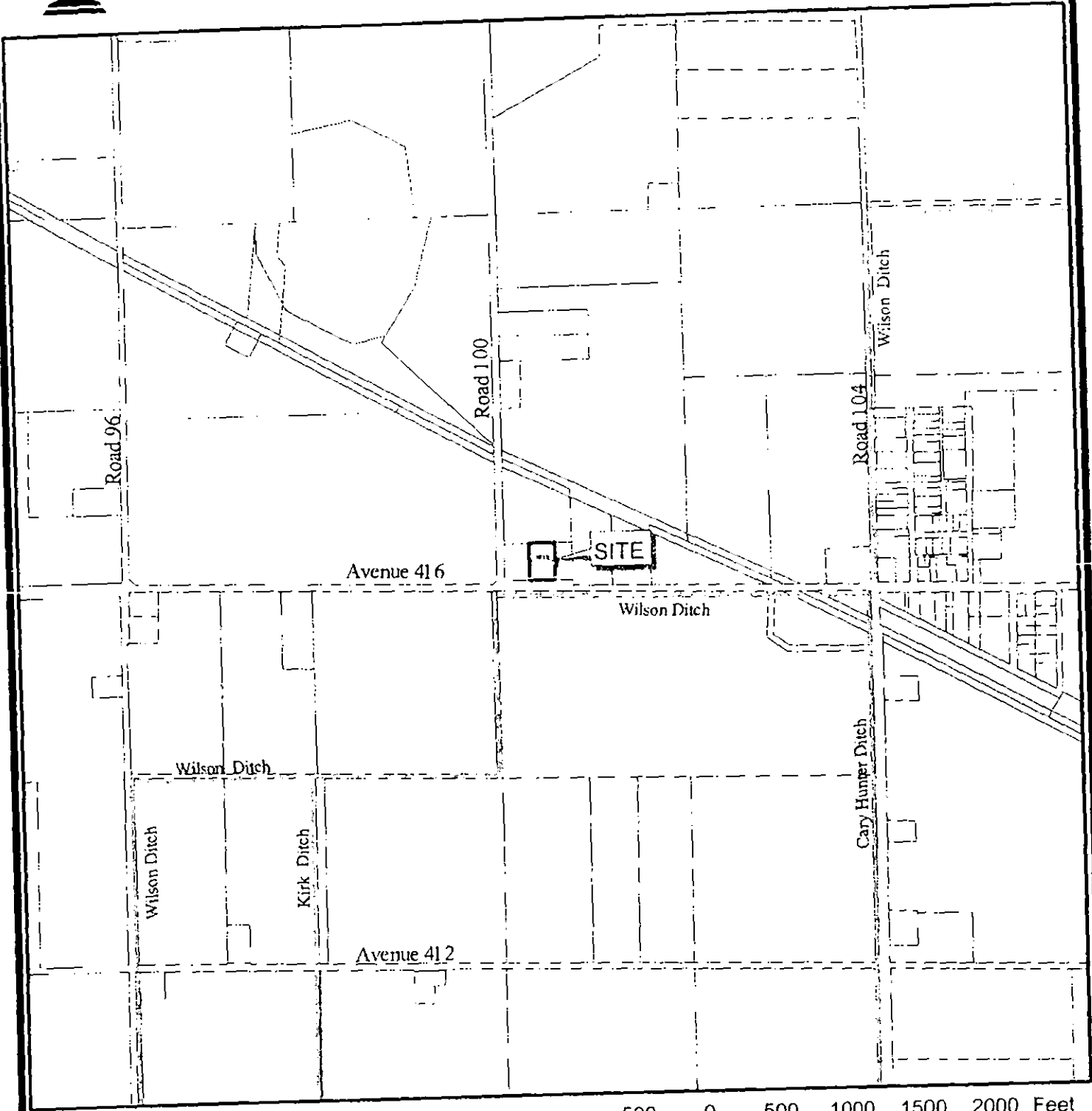


Source: U.S. Fish & Wildlife Service
National Wetlands Inventory





Waterways Map for PZ 08-003



Waterways

