



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

**BOARD OF SUPERVISORS**

ALLEN ISHIDA  
District One

PETE VANDER POEL  
District Two

PHILLIP A. COX  
District Three

J. STEVEN WORTHLEY  
District Four

MIKE ENNIS  
District Five

**AGENDA DATE:** July 13, 2010

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) 624-7000

**SUBJECT:** General Plan Amendment Initiation GPI 09-001 (Ballow), Porterville

**REQUEST(S):**

That the Board of Supervisors:

Approve GPI 09-001 to allow Mr. Bill Ballow to proceed with a General Plan Amendment application to change the land use designation of approximately 91 acres from Foothill Agriculture to Development Corridor within the Foothill Growth Management Plan located on the north side of Worth Drive, north of Bartlett Park and west of Success Dam, east of the City of Porterville. The change of zone would be from Foothill Agriculture to Planned Development – Foothill – Special Mobilehome.

**SUMMARY:**

**BACKGROUND:**

The Tulare County Resource Management Agency has received a request from Forester, Weber & Associates on behalf of Mr. Bill Ballow to initiate a General Plan Amendment to change a 91-acre portion of the Foothill Growth Management Plan (FGMP) from Foothill Agricultural to Development Corridor. The request is also to change the zoning for the area from Foothill Agriculture (AF) to Planned Development – Foothill – Special Mobilehome (PD-F-M).

**SUBJECT:** General Plan Amendment Initiation GPI 09-001 (Ballow)  
**DATE:** July 13, 2010

The subject area is a 91 acre portion of 392 total acres from APN 284-040-05 (266.14 acres) and APN 284-040-05 (125.86 acres). The property is located on the north side of Worth Drive, north of Bartlett Park and west of Success Dam, east of the City of Porterville. The project site is located outside of an Urban Development Boundary (UDB) and currently contains open grazing land.

The surrounding property includes lands to the north zoned Foothill Agriculture (AF) and currently contains open grazing land. Adjacent land to the west is mostly agriculture and is zoned AE-20 (Exclusive Agricultural Zone – 20 acres minimum). Properties to the south contain agriculture with scattered residences and are zoned AE-10 (Exclusive Agricultural Zone – 10 Acre Minimum Parcel Size). The east is zoned AF and contains open grazing land and the Success Lake Dam. The lands located 0.5 miles to the southeast are designated as Development Corridor and zoned Planned Development – Foothill – Special Mobilehome (PD-F-M).

The entire site is not within a Federal Emergency Management Agency (FEMA) 100-year flood zone. Elevation certificates are not required for new structures in this area.

Most of the APN 284-040-05 and APN 284-050-05 contain slopes of 15 to less than 30%, however, there are slopes of 30% or greater on the site. The FGMP does not allow development on slopes of 30% or greater unless the applicant can mitigate the inherent problems with developing on steep slopes. The 91 acre portion of the project area mainly consists of slopes of 15% to less than 30% slope.

A Parcel Map (PPM 09-002) application is filed concurrently with GPI 09-001 to change the existing parcel lines to a parcel map with 4 parcels and is a separate project from the 16 lot subdivision being proposed for GPI 09-001.

### **Foothill Growth Management Plan (1981)**

The Foothill Growth Management Plan (FGMP) is the principle County General Plan document applicable to the project. The FGMP was initially adopted by the Board on November 4, 1980 by Resolution Number 80-2731 and revised on February 24, 1981 by Resolution Number 81-385. The FGMP was amended by GPA 83-03 on May 17, 1983, by GPA 86-12 on May 31, 1988 and by GPA 87-06 on October 9, 1990.

The FGMP includes those lands between the 600-foot contour line and the western boundaries of Kings Canyon National Park, Sequoia National Park, Sequoia National Forest and the Tule River Indian Reservation. Although the General Plan map shows a portion of the site within the Rural Valley Lands Plan, the actual boundary of the FGMP follows this 600 foot contour line and the Foothill Agricultural zoning, therefore the project area is considered as part of the FGMP.

The Development Corridor designation will subject the project site to the

**SUBJECT:** General Plan Amendment Initiation GPI 09-001 (Ballow)

**DATE:** July 13, 2010

requirements of the Site Plan Review Process and the Development Standards of the FGMP.

**City of Porterville 2030 General Plan:**

The City of Porterville sent the following comments for GPI 09-001:

“The subject site is located outside of the City of Porterville’s Urban Area Boundary, but falls within the proposed Urban Area Boundary Update Study Map.”

“The City of Porterville 2030 General Plan designates the subject site as Agricultural/Rural/Conservation. This designation preserves agriculture and resource conservation areas. Incidental residential uses with septic systems are allowed, subject to health and environmental standards. Clustered housing is strongly encouraged.”

The project site is also within the City of Porterville’s proposed Hillside Development zone and may be subject to the hillside development requirements of the Porterville Hillside Development Ordinance in the future.

The area located to the northeast of the project site along Lakes Success is designated as Resort Residential by the City of Porterville 2030 General Plan.

**GENERAL PLAN POLICIES:** The County’s General Plan Amendment Policy provides that the Board shall, among other considerations give consideration as to the public need or necessity of the amendment and whether the proposed amendment would further the goals, objectives, policies of the General Plan and not obstruct their attainment (Policies and Procedures 391).

The FGMP establishes the Development Corridor as a designation of lands that were determined to be potentially suited for development. Inclusion of properties in a Development Corridor is generally dependant on meeting the following five requirements.

1. The property has reasonable access to a publicly-maintained road or highway (i.e., within one mile)
2. The property is within a reasonable “response time” (15 minute attack time) of a Tulare County fire station.
3. The proposed project area has a slope of less than 30%.
4. The property is held in private ownership.
5. The property does not contain any unique physical, biological, archeological or land use factors which, if included in a Development Corridor, would be inconsistent

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with certain policies of the FGMP.

In the future, should the service area of a County fire station expand or a County road be extended, properties that are presently outside a Development Corridor may be appropriate for inclusion.

**FINDINGS:**

The subject property is not within an Urban Boundary Area or a Development Corridor of the County. The following is the determinations of the five Development Corridor findings made for the 91 acres subject property located on APN 284-040-05 and APN 284-050-05:

1. The project site is within one mile of State Highway 190 and obtains access to the highway through Worth Drive and Road 284.
2. The project is within a 15 minute response time to Tulare County Fire Station #20 located in Porterville.
3. The project area contains contours between 15% – 30% slopes.
4. The property is held in private ownership by the applicant Bill Ballow.
5. A complete analysis of the unique physical, biological, archeological and land use factors will need to be conducted during the General Plan Amendment process to evaluate if the property does not contain any of these factors. The surveys must be conducted prior to the proceeding of the General Plan Amendment. Furthermore the project will be reviewed by the Site Plan Review Committee and the Environmental Coordinator for these factors.

The subject property meets four of the five requirements to be designated as Development Corridor. The remaining finding will require that an archeological survey and a biological survey be conducted by qualified personnel. These surveys will be required during the analysis of the project through the General Plan Amendment. Based on the project area meeting four of the five requirements, staff recommends the GPI be approved so further analysis can be completed during the GPA process.

The proposed residential use will be inconsistent with the goals and policies of the Williamson Act. Upon approval of the GPA, the project site will require the termination of the Williamson Act contract through a nonrenewal or cancellation in order to proceed with the parcel map. A Williamson Act contract nonrenewal must be filed in order to pursue a cancellation for the property. The project site needs to meet the five cancellation findings of the Williamson Act in order to cancel the land conservation contract for the property.

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A geological hydrological report is recommended to serve as a basis for decisions pertaining to adequacy and safety of the water supply, the suitability of soils for subdivision, and the suitability of the site with regard to other geological characteristics. If the General Plan Initiation is approved, a geological hydrological report will be required with the General Plan Amendment.

The site plan review processes will review the potential rural residential uses while addressing any potential impacts to surrounding properties and uses.

Summary:

1. GPI 09-001 meets four of the five findings to qualify for the Development Corridor land use designation within that Foothill Growth Management Plan.
2. The fifth remaining finding will need to be met prior to the General Plan Amendment phase and requires the following studies:
  - Biological Survey
  - Archeological Survey
  - Geological hydrological Survey
3. Termination of the Williamson Act Contract is required prior to filing of the final map.

#### **FISCAL IMPACT/FINANCING:**

The applicant cost for a General Plan Initiation is \$1,131. If authorized to file a General Plan Amendment Application, the applicant will pay an initial deposit of \$4,321 to the Tulare County Resource Management Agency. Additional fees of \$100 per hour are charged if actual cost of processing the General Plan Amendment application exceeds this \$4,321 deposit. The cost of the zone change application is included in the GPA expense if processed concurrently. CEQA documentation and compliance for the project is also charged at a full cost recovery basis.

Once the general plan amendment/zone change and the environmental documentation are substantially complete and before submittal to the Planning Commission and Board of Supervisors for action, the Agency will bill the applicant for the actual cost of processing plus an additional estimated amount for taking the application through the hearing process and for final filing and recording. Payment will be required prior to setting the public hearing dates.

#### **LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the Economic Well Being Initiative to promote economic development opportunities, effective growth management and a quality standard of living. The authorization to initiate the requested general plan

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amendment application helps fulfill this initiative by ensuring that potentially viable residential sites are fully utilized which increases housing to meet the need for 7,035 housing units as projected for 2014 in the Tulare County Housing Element.

**ALTERNATIVES:**

1. The Board could choose not to authorize the initiation of the proposed general plan amendment and zone change application (deny GPI 09-001).
2. The Board could choose to refer the matter to the Planning Commission for review and recommendation prior to taking action.

**INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:**

The Resource Management Agency Planning Branch referred GPI 09-001 to the follow departments and agencies for early comment:

BOS -Supervisor Ennis (District 5)  
Tulare Co. HHSA - Environmental Health  
Tulare Co. RMA - Engineering Division  
Tulare Co. Fire Department  
Tulare Co. Sheriffs Department  
Tulare Co. CAO – Parks & Recreation Division  
City of Porterville  
Alta Vista Elem. School District  
Porterville Unified School District  
U.S. Army Corps of Engineers  
San Joaquin Valley Air Poll. Control District  
Caltrans – District 6

Correspondence was received from some of these agencies, which is included in Attachment B.

**SUBJECT:** General Plan Amendment Initiation GPI 09-001 (Ballow)  
**DATE:** July 13, 2010

**ADMINISTRATIVE SIGN-OFF:**



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Jake Raper Jr., AICP  
Assistant Director - Planning

cc: Auditor/Controller  
County Counsel  
County Administrative Office (3)  
HHSA- Environmental Health Division  
Fire Department  
Sheriff's Department  
City of Porterville  
Caltrans  
Applicant

Attachment A – Site Maps  
Attachment B – Applicant and Agency Correspondence

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

IN THE MATTER OF GENERAL PLAN )  
AMENDMENT INITIATION GPI 09-001 ) RESOLUTION NO. \_\_\_\_\_  
(BALLOW), PORTERVILLE ) AGREEMENT NO. \_\_\_\_\_

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE  
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD \_\_\_\_\_  
\_\_\_\_\_, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

BY: \_\_\_\_\_  
Deputy Clerk

\*\*\*\*\*

Approved GPI 09-001 to allow Mr. Bill Ballow to proceed with a General Plan Amendment application to change the land use designation of approximately 91 acres from Foothill Agriculture to Development Corridor within the Foothill Growth Management Plan located on the north side of Worth Drive, north of Bartlett Park and west of Success Dam, east of the City of Porterville. The change of zone would be from Foothill Agriculture to Planned Development – Foothill – Special Mobilehome.

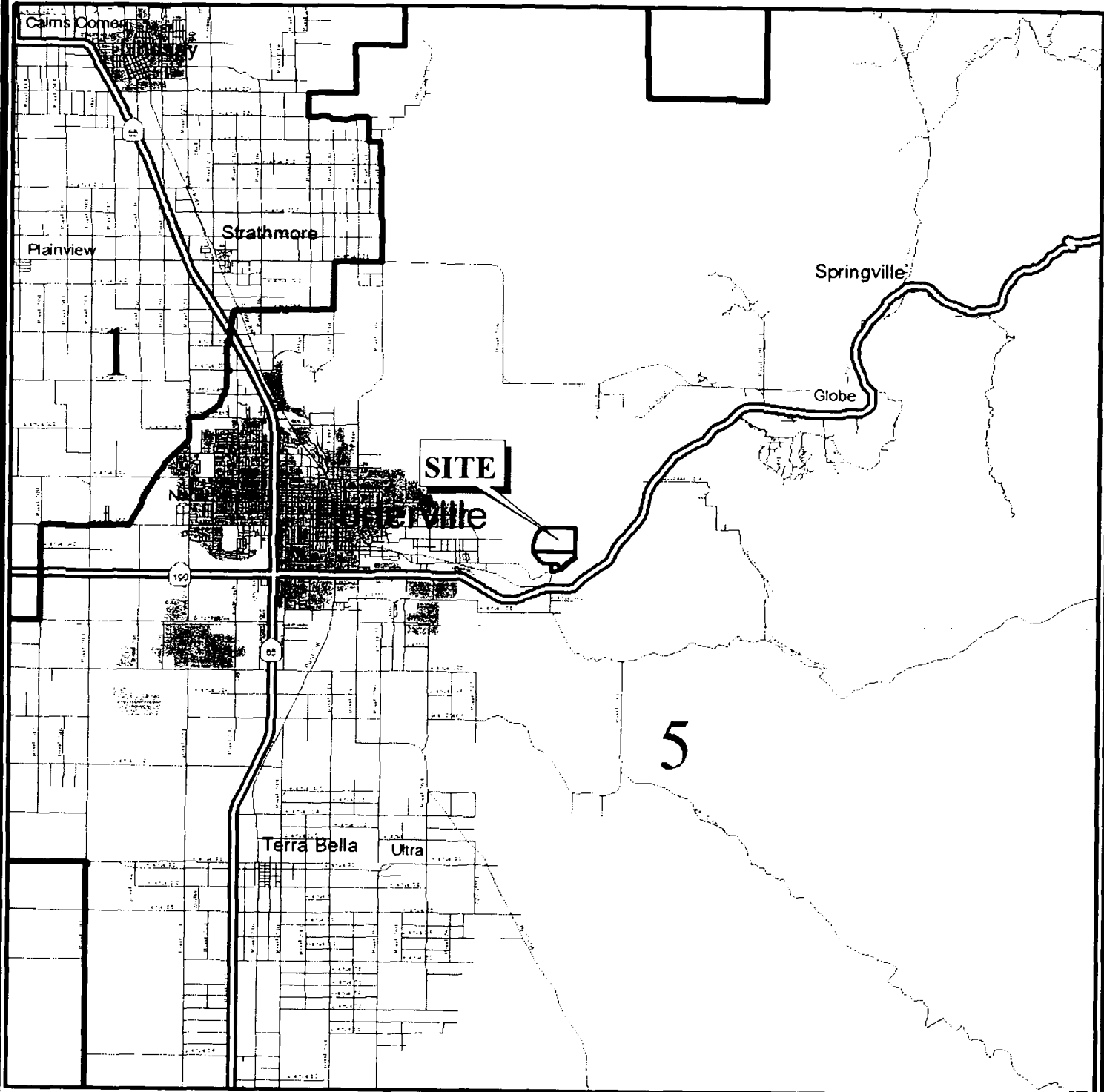


# **Attachment A**

## **Site Maps**



# Vicinity Map for GPI 09-001



1.5 0 1.5 3 4.5 6 Miles



# Aerial Photograph for GPI 09-001



**Owner:** BALLOW ROBERT B & ANN C  
**Address:** 9601 SIDOROF LN  
**City, State ZIP:** ANCHORAGE AK 99507  
**Applicant:** BILL BALLOW  
**Agent:** FORESTER, WEBER & ASSOCIATES  
**Supervisorial District # 5**  
**Assessors Parcel #** 284040005, 284050005, 284050008

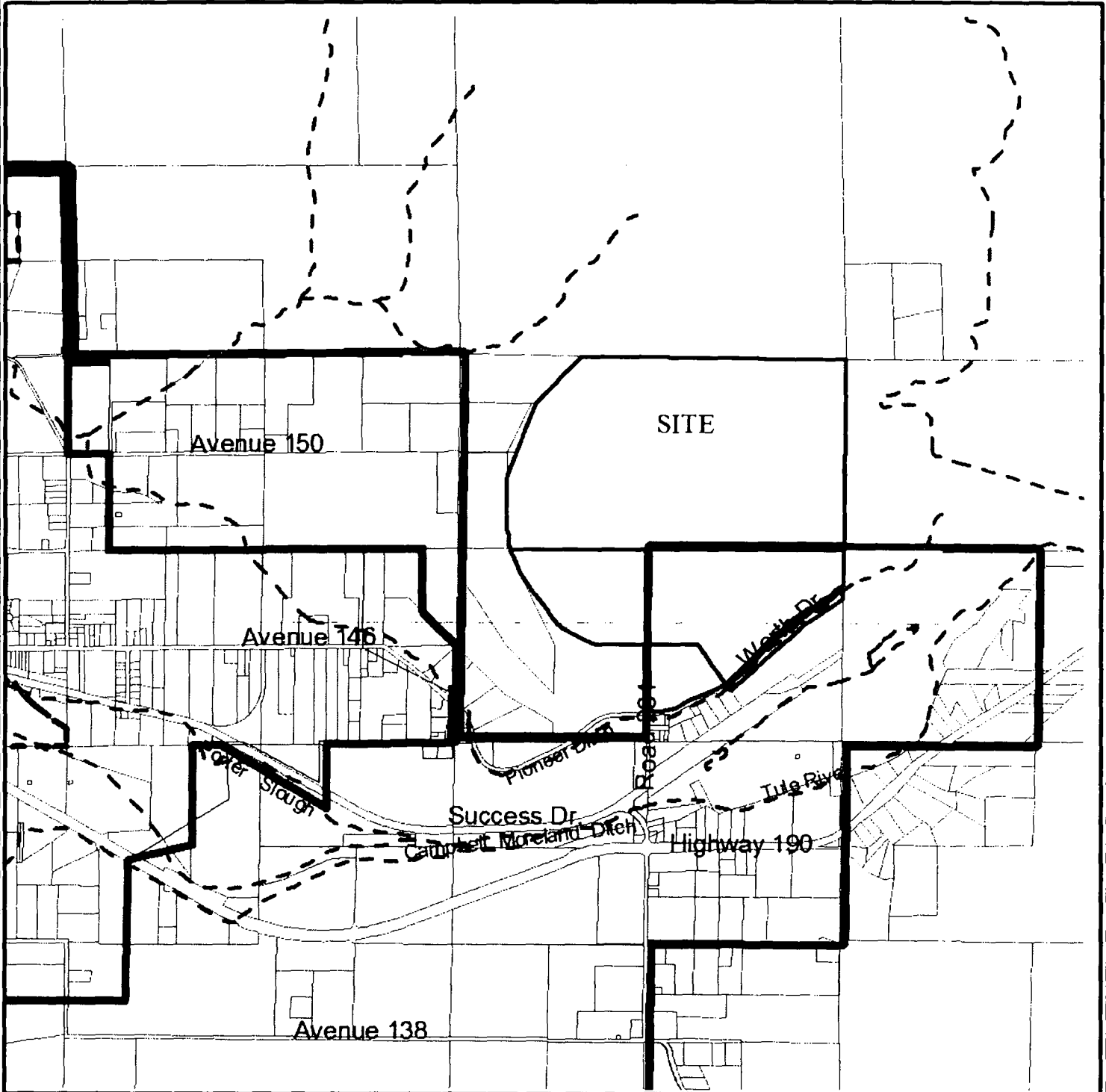
0.125 0 0.125 0.25 0.375 0.5 Miles






Project Site for a GPI 09-001



# General Plan Map for GPI 09-001



-  Porterville uab
-  Foothill Growth Management Plan
-  Rural Valley Lands Plan

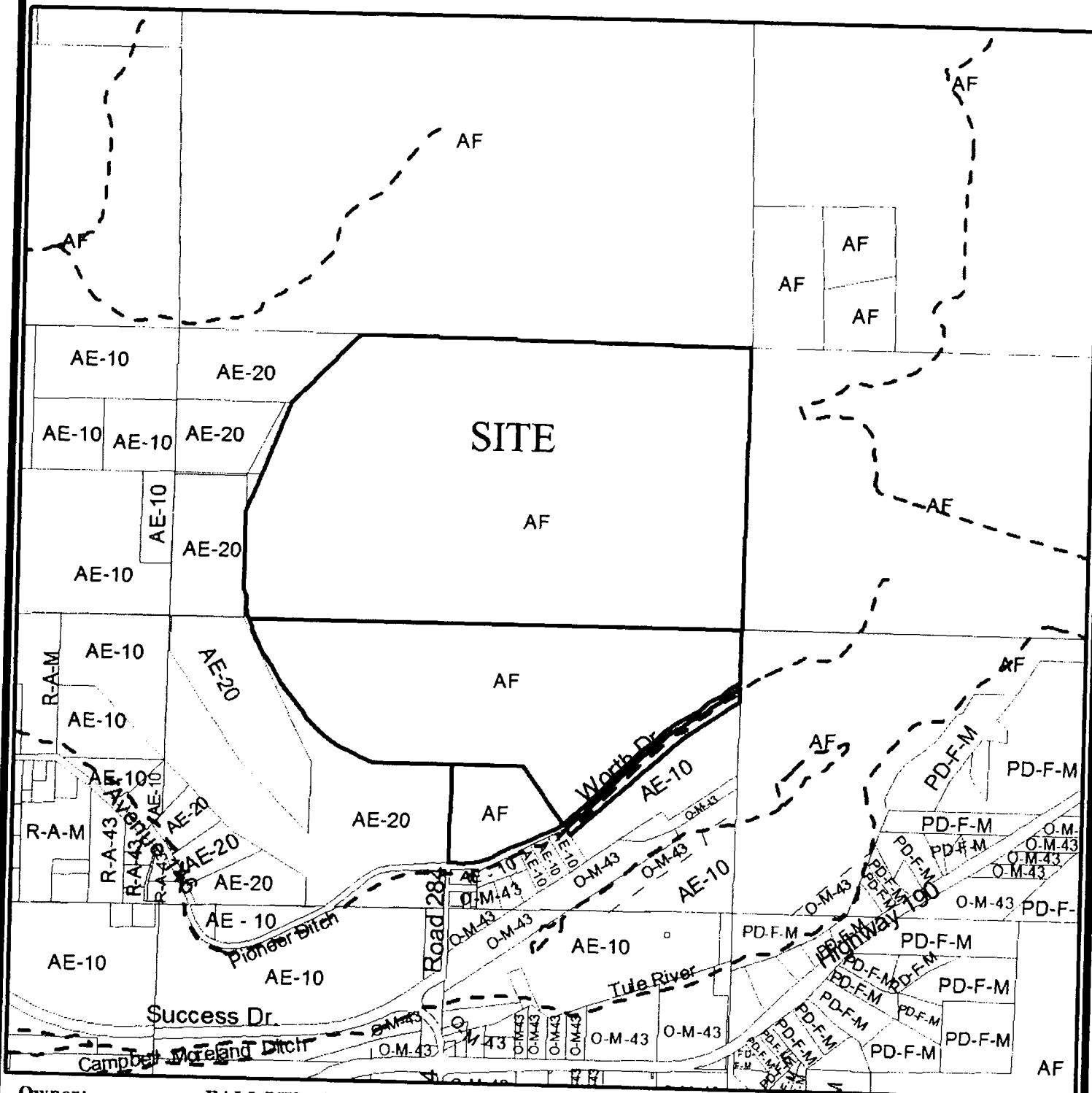
1000 0 1000 2000 3000 4000 Feet

**SITE** Project Site for GPI 09-001





# Existing Zoning Map for GPI 09-001



**Owner:** BALLOW ROBERT B & ANN C  
**Address:** 9601 SIDOROF LN  
**City, State ZIP:** ANCHORAGE AK 99507  
**Applicant:** BILL BALLOW  
**Agent:** FORESTER, WEBER & ASSOCIATES  
**Supervisorial District # 5**  
**Assessors Parcel #** 284040005, 284050005, 284050008

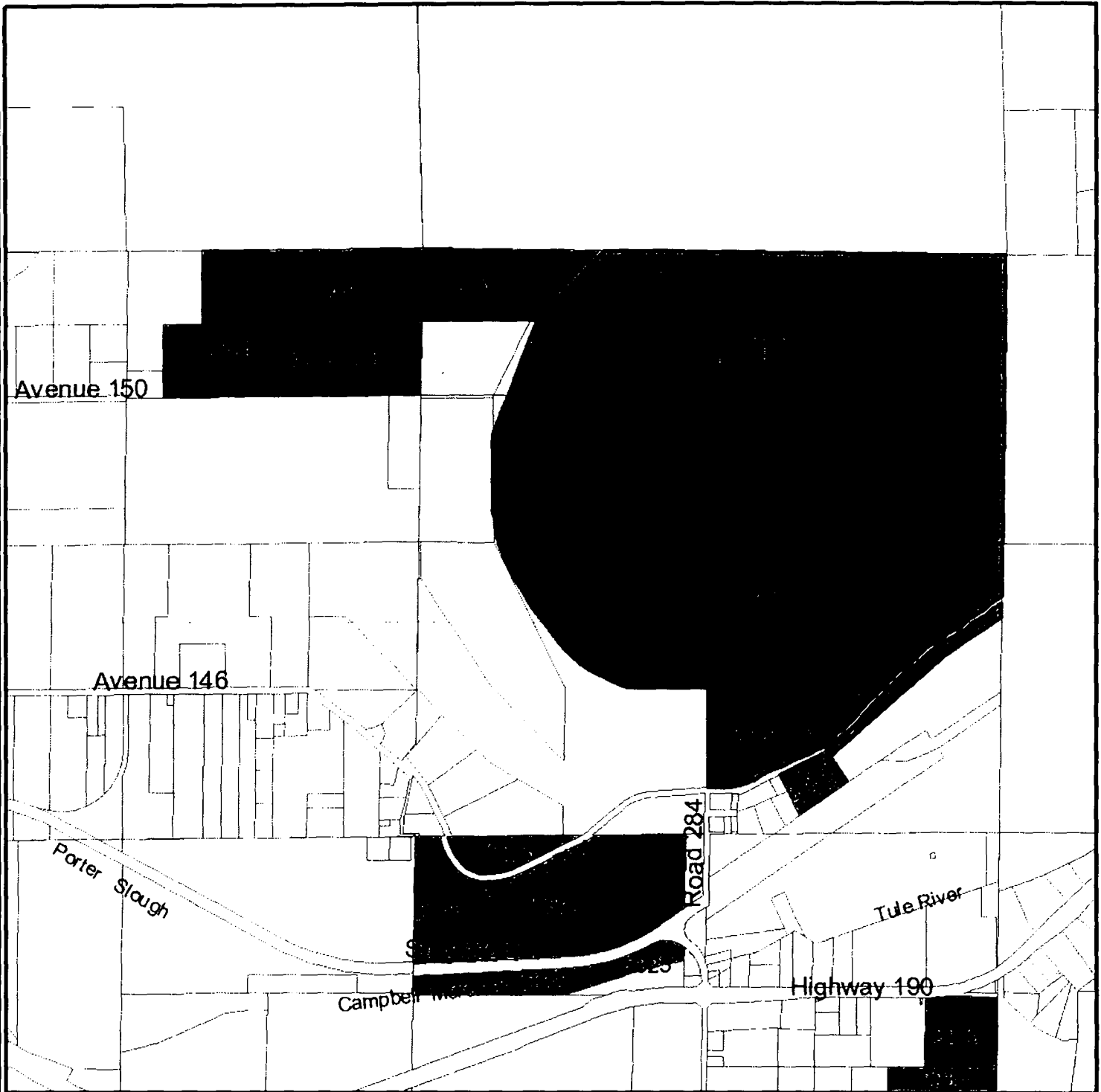
0.125 0 0.125 0.25 0.375 0.5 Miles



**SITE** Project Site for GPI 09-001



# Ag. Preserve Map for GPI 09-001



**Owner:** BALLOW ROBERT B & ANN C  
**Address:** 9601 SIDOROF LN  
**City, State ZIP:** ANCHORAGE AK 99507  
**Applicant:** BILL BALLOW  
**Agent:** FORESTER, WEBER & ASSOCIATES  
**Supervisorial District #** 5  
**Assessors Parcel #** 284040005, 284050005, 284050008

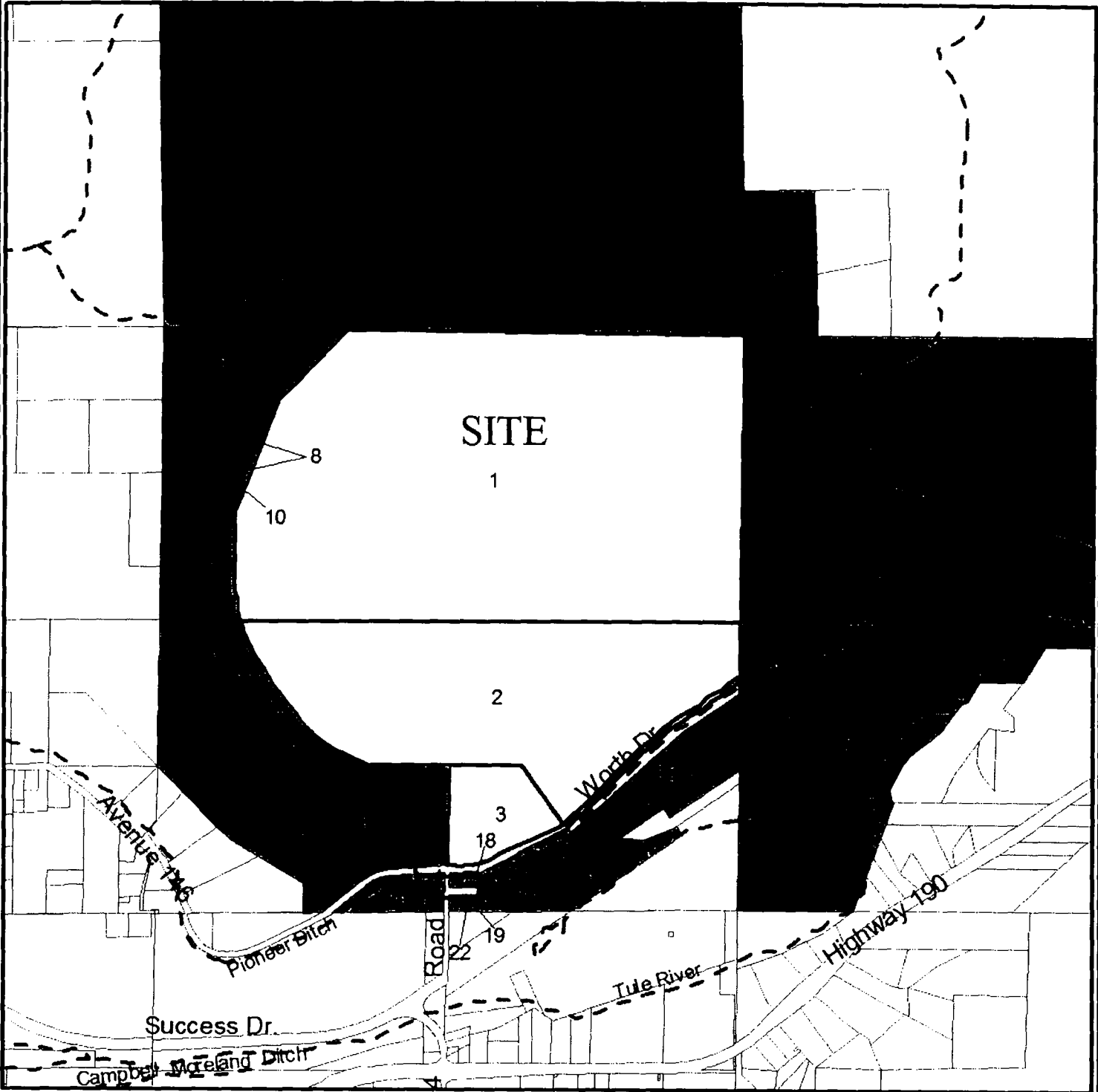
0.125 0 0.125 0.25 0.375 0.5 Miles

**Ag Preserve**  
 Williamson Act Preserves  
 Williamson Act Preserves - Non Renewal  
 Farmland Security Zones





# Location and Property Ownership Map for Hearing Notification for GPI 09-001



**Owner:** BALLOW ROBERT B & ANN C  
**Address:** 9601 SIDOROF LN  
**City, State ZIP:** ANCHORAGE AK 99507  
**Applicant:** BILL BALLOW  
**Agent:** FORESTER, WEBER & ASSOCIATES  
**Supervisorial District # 5**  
**Assessors Parcel # 284040005, 284050005, 284050008**

0.125 0 0.125 0.25 0.375 0.5 Miles



**1 - 3** Project Site fo GPI 09-001

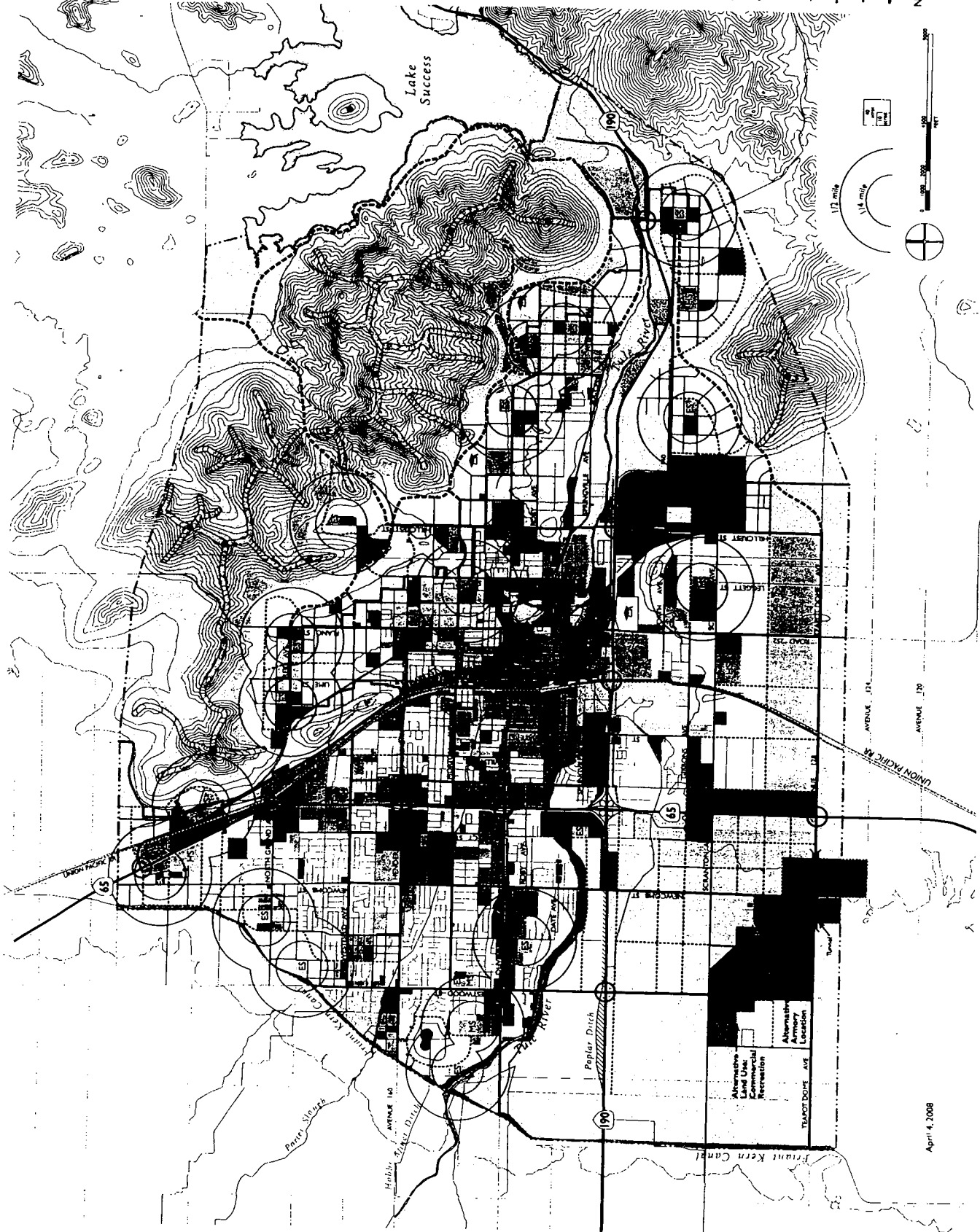
**Properties within 300' of project site, to receive written notification of proposal (as required by State Law)**



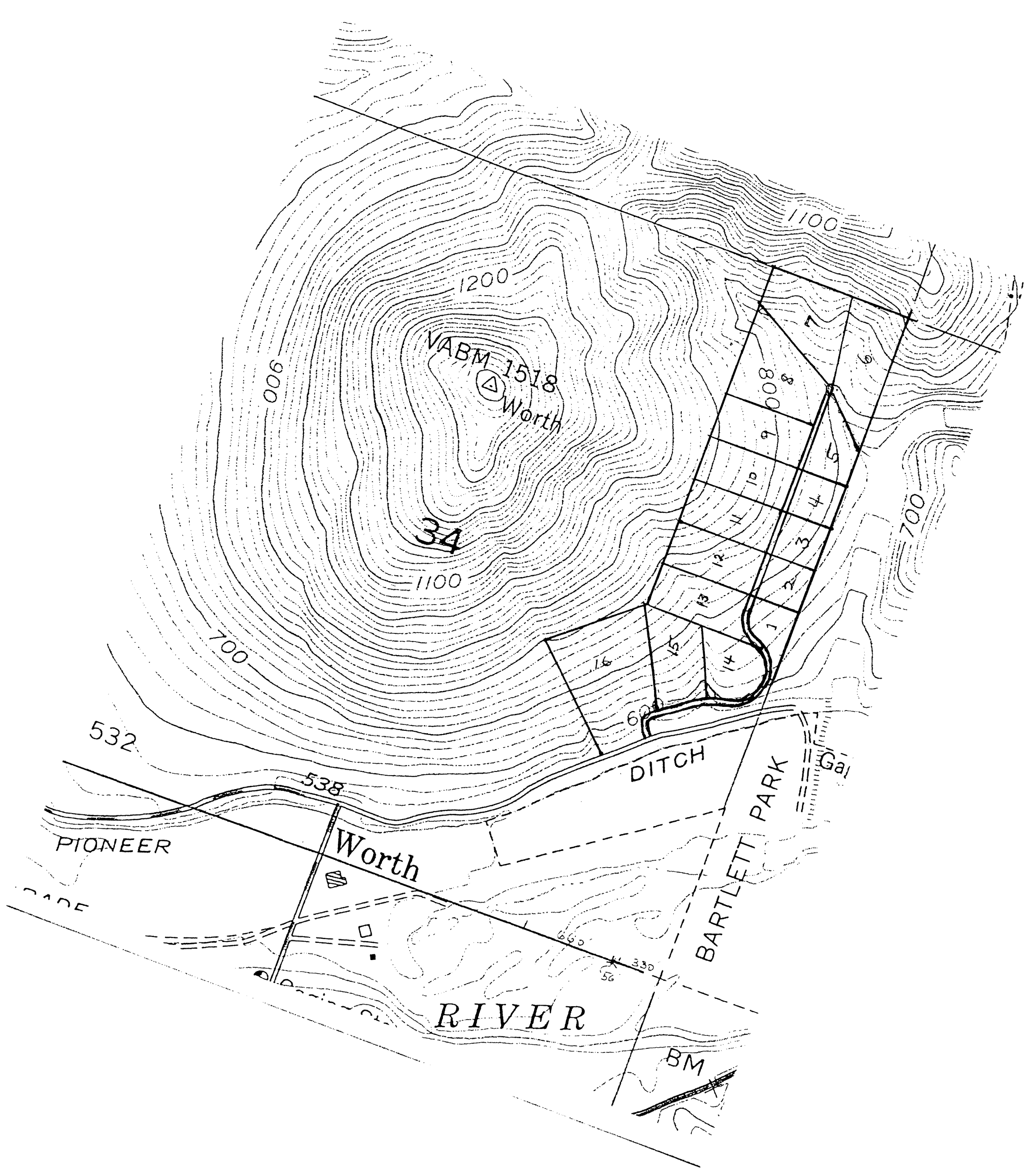
Figure 2-2  
General Plan Land Use Diagram

- Agriculture/Rural/Conservation
- Rural Residential
- Resort Residential
- Very Low Density Residential
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Mixed Use
- Commercial Mixed Use
- Downtown Retail
- Retail Centers
- General & Service Commercial
- Neighborhood Commercial
- Professional Office
- Industrial Park
- Industrial
- Public/Institutional
- Education
  - ES Elementary School
  - MS Middle School
  - HS High School
  - Campus College (3 Potential Sites)
- Parks and Recreation
- Commercial Recreation
- Landscape Buffer
- Ridgeline
- Existing/Proposed Arterial
- Existing/Proposed Collector
- Potential Intersection Improvements
- Other Street (conceptual)
- Downtown Planning Area
- Planning Area
- Hillside Development Zone

Note: Undeveloped roads, parks, schools and trails are identified conceptually. Specific siting will be determined through the Development Review process and/or the approval of right-of-way alignments.







## **Attachment B**

### **Applicant and Agency Correspondence**



**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

March 26, 2009

ROBERTO BRADY  
RESOURCE MANAGEMENT AGENCY  
5961 S MOONEY BLVD  
VISALIA CA 93277

Re: GPI 09-001 - Ballow

Dear Mr. Brady:

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

1. A Geological-Hydrological report will be required prior to any subdivision of land. The report shall serve as a basis for decisions pertaining to adequacy and safety of the water supply, the suitability of soils for subdivision, and the suitability of the site with regard to other geological characteristics.

Sincerely,

A handwritten signature in cursive script.

Allison Shuklian  
Environmental Health Specialist  
Environmental Health Services Division

# RESOURCE MANAGEMENT AGENCY




## INTEROFFICE MEMORANDUM

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March 12, 2009

**TO:** Roberto Brady, Project Planner

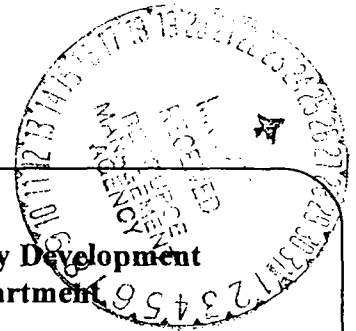
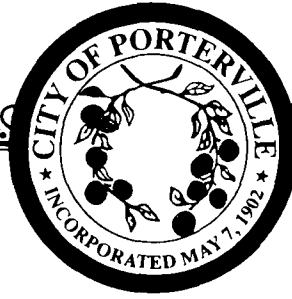
**FROM:** Craig Anderson, Engineer III 

**SUBJECT:** General Plan Initiation Request – GPI 09-001 – Ballow  
GPI 09-002 – Halpern Industries

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:mf



**Community Development  
Department**

March 18, 2009

Resource Management Agency  
Tulare County  
5961 South Mooney Boulevard  
Visalia, CA 93277

ATTN: Roberto Brady, AICP, Project Planner

RE: GPI 09-001 Ballow/Forester, Weber & Associates

Dear Mr. Roberto Brady, Project Planner

Thank you for the opportunity to review the request to change the land use designation of approximately 91 acres on portions of APN #'s 284-040-05 and 284 050- 05 from Foothill Agricultural to Residential and to re-zone the subject parcel from Foothill Agriculture (AF) to Rural Residential – 100,000 square foot minimum lot area (R-A-100).

1. The subject site is located outside the existing City of Porterville's Urban Area Boundary, but falls within the proposed Urban Area Boundary Update Study Map.
2. Porterville's 2030 General Plan designates the subject site as Agricultural/Rural/ Conservation. This designation preserves agriculture and resource conservation areas. Incidental residential uses with septic systems are allowed, subject to health and environmental standards. Clustered housing is strongly encouraged because it makes the provision of other infrastructure, such as roads and electricity, more cost-effective and limits the impact on natural resources. Industrial gravel and aggregated mining is allowed in areas designated as Mineral Resource Zones.

Based on the above, the City of Porterville has no further comments

Respectfully,

Fernando Rios  
Assistant Planner

**DEPARTMENT OF TRANSPORTATION**

1352 WEST OLIVE AVENUE  
 P.O. BOX 12616  
 FRESNO, CA 93778-2616  
 PHONE (559) 488-7306  
 FAX (559) 488-4088  
 TTY (559) 488-4066



*Flex your power!  
 Be energy efficient!*

May 13, 2009

2135-IGR/CEQA  
 6-TUL-190-21.10  
 BALLOW/-FORESTER  
 GPI 09-001

Mr. Roberto Brady, AICP, Project Planner  
 County of Tulare  
 Resource Management Agency  
 5961 South Mooney Blvd.  
 Visalia, CA 93277

Dear Mr. Brady:

Thank you for the opportunity to review the proposed General Plan Amendment (09-001). The project proponent proposes to change the land use designation of approximately 91 acres on portions of Assessor's Parcel Numbers 284-040-05 and 284-050-05 from Foothill Agriculture to Residential and the request also proposes to rezone the subject parcel from Foothill Agriculture to Rural Residential- 100,000 square foot minimum lot area (R-A-100). The applicant is proposing to subdivide a 91-acre portion of the property into 16 rural residential lots. The project is located east of Porterville on the north side of Worth Drive, north of Bartlett Park and west of Success Dam in the County of Tulare. Caltrans has the following comments:

There is a Caltrans project in the Project Imitation Document (PID) phase that will install traffic signals at the intersection of SR 190 and Road 284 (Worth Road). The applicant should be responsible for their fair share for the improvements. The following calculations are shown below and determine their fair share:

Estimated cost for improvements at SR 190/Worth Road:

Project cost ( $C_T$ ) = \$ 1,300,000

Average Daily Traffic (ADT) from Traffic counts = 8,300 (Year 2007)

Peak- hour Volume ( $T_E$ ) = 13% of ADT =  $0.13 * 8,300 = 1,079$

For a single family detached housing, average rate of trips generated is 0.75 (AM peak hour for a weekday) and 1.01 (PM peak hour for a weekday) (See Trip generation, 8<sup>th</sup> edition, vol 2. of 3)

No. of trips generated =  $1.01 * \text{No. of homes} = 1.01 * 16 = 16.16 \sim 16$  (PM peak hour factor governs)

Growth factor for 22 years = 1.482 (till year 2029)

ADT in 2029 =  $1.482 * 8,300 = 12,300$

Mr. Roberto Brady  
May 13, 2009  
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Forecast Peak-hour Volume ( $T_B$ ) =  $0.13 * 12,300 = 1,599$   
Percent for 1 trip ( $P$ ) =  $1 / (T_B - T_E) = 1 / (1,599 - 1,079) = 0.00192$

Cost for 1 trip ( $C$ ) =  $P (C_T) = 0.00192 * (\$ 1,300,000) = \$2,500.00$

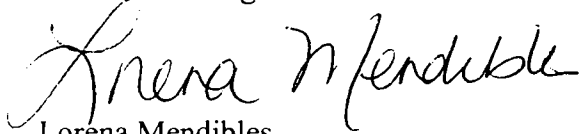
Cost for 16 trips generated by development =  $16 * \$2,500 = \underline{\underline{\$40,000.00}}$

If the applicant or lead agency does not concur with this mitigation estimate, it is recommended that the applicant consult with a qualified traffic consultant to better determine the extent of the proposed development's impacts.

Please send a response to our comments and a copy of the resolution related to the proposed project. If you have any questions, please contact me at (559) 445-5421.

Sincerely,

PAUL-ALBERT MARQUEZ  
Central Planning Branch Chief



Lorena Mendibles  
Transportation Planner  
District 6



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

MAR 18 2009



Roberto Brady  
County of Tulare  
Resource Management Agency  
5961 South Mooney Blvd.  
Visalia, CA 93277

**Project: General Plan Initiation (GPI 09-001 Ballow/Forester, Weber & Associates)**

**District Reference No: 20090192**

Dear Mr. Brady:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the subject project consisting of a rezone of 91 acres on a portion of a 390 acre parcel from Foothill Agricultural (AF) to Rural Residential. The division of land into individual parcels will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. Individual development projects would be subject to District Rule 9510 (Indirect Source Review) if upon full build-out the project would include or exceed any one of the following:
  - 50 dwelling units
  - 2,000 square feet of commercial space;
  - 25,000 square feet of light industrial space;
  - 100,000 square feet of heavy industrial space;
  - 20,000 square feet of medical office space;
  - 39,000 square feet of general office space; or
  - 9,000 square feet of educational space; or
  - 10,000 square feet of government space; or
  - 20,000 square feet of recreational space; or
  - 9,000 square feet of space not identified above

**Seyed Sadredin**

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



3. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit.
4. For future projects, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
5. Individual development projects may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
6. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

If you have any questions or require further information, please call Ms. Dora Griggs, at (559) 230-5848.

Sincerely,

Dave Warner  
Director of Permits Services



*file*  
Arnaud Marjollet  
Permit Services Manager

DW:dg

Cc: File