

# SULTANA COMMUNITY PLAN 2017

---

Funded by Strategic Growth Council



Tulare County Resource Management Agency  
Economic Development, Planning Branch, and  
Planning Processing Division



# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}

# SULTANA COMMUNITY PLAN

---

The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council, for the Sustainable Communities Grant and Incentives Program, under Proposition 84 (2006) in order to integrate infrastructure analysis within rural disadvantaged community's needs (Senate Bill 244). The intent is to reduce greenhouse gas emissions, promote equity, strengthen the economy, protect the environment and promote healthy and safe communities.

## **Disclaimer**

The statements and conclusions of this report are those of Tulare County and not necessarily those of the Strategic Growth Council or the Department of Conservation, or its employees. The Strategic Growth Council and the Department of Conservation make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}

## SULTANA COMMUNITY PLAN

---

# Sultana Community Plan

Adopted: December 5, 2017

Tulare County Board of Supervisors

Resolution No.

GPA 17-035

PZC 17-041

PZC 17-042

GPA-17-012

PZC-17-012



Tulare County Resource Management Agency  
Economic Development and Planning Branch  
5961 S Mooney Boulevard  
Visalia, CA 93277-9394  
(559) 624-7000

# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}

# SULTANA COMMUNITY PLAN

---

## **Tulare County Board of Supervisors**

Kuyler Crocker – District 1  
Pete Vander Poel – District 2 (Chairman)  
Amy Shuklian – District 3  
Steve Worthley – District 4 (Vice Chairman)  
Mike Ennis – District 5

## **Tulare County Planning Commission**

John F. Elliott – District 1 (Chair)  
Nancy Pitigliano – District 2  
Bill Whitlatch – District 3  
Melvin K. Gong – District 4  
Vacant – District 5  
Wayne O. Millies – At Large  
Ed Dias – At Large  
Gil Aguilar – District 2 (Alternate) (Vice Chair)

# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}



# SULTANA COMMUNITY PLAN

---

## **County Administrative Office**

Michael C. Spata, CAO

## **Tulare County Resource Management Agency**

Reed Schenke, Director

Mike Washam, Associate Director

Aaron Bock, Chief Planner, Project Processing

Dave Bryant, Chief Planner, Special Projects

Susan Simon, Planner III

Velma Quiroz, Planning Tech II

Johnson Vang, Engineer I

Alexandra J. Vander Poel, Grant Specialist I

# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}

# SULTANA COMMUNITY PLAN

---

## TABLE OF CONTENTS

Executive Summary .....	17
Introduction .....	17
Location .....	17
Planning Area .....	17
Sustainable Communities Strategy Outreach Report .....	21
Community Outreach and Invitation Process .....	21
Community Outreach Steps .....	21
Community Meeting .....	21
Community Survey.....	22
Priority Concerns .....	22
Sultana Technical Background Report.....	24
Demographics.....	24
Population .....	24
Growth Rate.....	24
Median Age.....	25
Ethnicity and Race .....	25
Economic Conditions.....	25
Employment in Sultana.....	25
Median Household Income .....	26
Severely Disadvantaged Community .....	26
Housing Characteristics .....	27
Tenure.....	27
Housing Conditions.....	27
Age of Structures.....	28
Household Size (Overcrowding) .....	28
Vacancy Rate.....	28
Environmental Conditions .....	29
Wildlife .....	29
Geology & Seismic Hazards .....	31
Soils .....	31
Physical Conditions .....	33
Air Quality .....	33
Flooding.....	34
Noise .....	37
Infrastructure .....	37
Energy: Natural Gas/Electricity .....	37
Domestic Water Service .....	37
Sewer Service .....	39

# SULTANA COMMUNITY PLAN

---

Storm Drainage.....	39
Solid Waste.....	39
Public Services .....	39
Sheriff.....	39
Fire .....	40
Schools .....	42
Libraries.....	42
Parks .....	42
The Sultana Community Plan .....	42
Circulation/Complete Streets/Transportation .....	42
Existing Circulation .....	42
Patterns of Blocks and Streets .....	42
Traffic.....	42
Roads .....	43
Street Lights .....	45
Sidewalks .....	46
Ada Curb Ramps:.....	47
Complete Streets .....	48
Transit And Bus Stops:.....	48
Bicycle Facilities .....	49
State Route 99 .....	49
Amtrak.....	50
Aviation.....	50
Goals, Objectives and Policies.....	51
Assessment Of Land Needs.....	55
Population Growth Forecast .....	55
Demand Forecast.....	55
Population and Housing Units .....	55
Commercial and Industrial Uses .....	56
Economic Development .....	56
Infrastructure .....	56
Use Permits .....	56
Education .....	56
Health Care .....	57
Land Use and Zoning Acreages.....	57
Land Use and Zoning District Updates.....	57
Implementation Strategy .....	58
Zoning District Changes .....	58
Chapter 16 of The Zoning Code.....	58

---

# SULTANA COMMUNITY PLAN

---

Mixed Use Overlay District ..... 58

Zoning Map Update ..... 58

# SULTANA COMMUNITY PLAN

---

## FIGURES

Figure 1 - Vicinity Map .....	18
Figure 2 – Aerial Sultana.....	19
Figure 3 - Sultana UDB.....	20
Figure 4 - CNDDB - Reedley Quadrant.....	30
Figure 5 - NRCS Soils Map .....	32
Figure 6 - FEMA Flood Map.....	36
Figure 7 - Inventory of Fire Infrastructure .....	41
Figure 8 - Sultana Inventory of Roadway Facilities.....	44
Figure 9 - TCAT Transit Route 10.....	49
Figure 10 - Proposed Land Use Plan.....	59
Figure 11 - Existing Zoning Plan .....	60
Figure 12 - Proposed Zoning Changes.....	61
Figure 13 - Proposed Zoning District.....	62

# SULTANA COMMUNITY PLAN

---

## TABLES

Table 1 - Sultana Land Use .....	17
Table 2 - Population .....	24
Table 3 - Projected Annual Growth Rate .....	24
Table 4 - Median Age .....	25
Table 5 - Race & Ethnicity .....	25
Table 6 - Employment Status.....	26
Table 7 - 2011-2015 American Community Survey Income.....	26
Table 8 - Housing Tenure .....	27
Table 9 - Housing Tenure (%) .....	27
Table 10 - 2015 Housing Conditions Survey .....	27
Table 11 - Year Structure Built .....	28
Table 12 - Average Household Size.....	28
Table 13 - Vacancy Rate .....	28
Table 14 - Description of Existing Infrastructure .....	39
Table 15 - Existing Fire Hydrants .....	40
Table 16 - Library Location & Hours .....	42
Table 17 - Road Maintenance Strategies .....	45
Table 18 - Existing Street Lights.....	46
Table 19 - Existing Sidewalks in Sultana .....	47
Table 20 - Existing ADA Ramps .....	48
Table 21 – Sultana Population Projections .....	55
Table 22 - Population Projects.....	55
Table 23 - Education Attainment .....	57
Table 24 - Proposed Land Use.....	57
Table 25 - Proposed Zoning Districts.....	57

## ATTACHMENTS

A-1 – Use Permit Requirement Changes (Zone Change Text).....	64
A-2 – Mixed Use Overlay District (Zone Change Text).....	71
A-3 – Development Standards (Mixed Use Zoning Districts).....	74

## APPENDICES

Appendix A Planning Commission Resolutions.....	84
Appendix B Board of Supervisors Resolution.....	85

# SULTANA COMMUNITY PLAN

---

{This Page Intentionally Left Blank}



# SULTANA COMMUNITY PLAN

---

## EXECUTIVE SUMMARY

### INTRODUCTION

Sultana is one of the 2012 General Plan Urban Development Boundaries that does not have a Community Plan. The primary objective in preparing a Community Plan for Sultana is to develop a plan which accurately reflects the needs and priorities of this community. Sultana is currently designated as a Community in the 2030 Tulare County General Plan (2012). A precise plan is needed to increase the availability of infrastructure funding (drinking water system improvements [such as wells, water distribution piping, and storage tanks], curbs, gutters, and sidewalks, etc.) and to stimulate economic development within the community.

### Location

Sultana (**see Figure 1**) is a Census-Designated Place located in the northwest portion of Tulare County. It is bounded by Avenue 412 in the south, north of Avenue 416 in the north, Road 100 in the west, and Road 108 in the east and encompasses 0.4 square miles of land. It is not directly served by any State Route. (**See Figure 2**) Sultans is in Sections 05, 10, 11, 14, & 15 Township 16 South, Range 24 East, MDB&M, and can be found within Reedley United States Geological Survey 7.5 minute topographic quadrangle. Sultans is located at an elevation of 364 feet National Geodetic Vertical Datum. The coordinates of Sultans are: Latitude: 36.548977 Longitude: -119.328486.

### Planning Area

The Sultana Urban Development Boundary (UDB) area consists of 260.9 acres (**see Figure 3**). The Land Uses within the UDB are Mixed Use activities that occupy 242.3 acres (**see Table 1**). The remaining 18 percent are lands dedicated for Right-of-way.

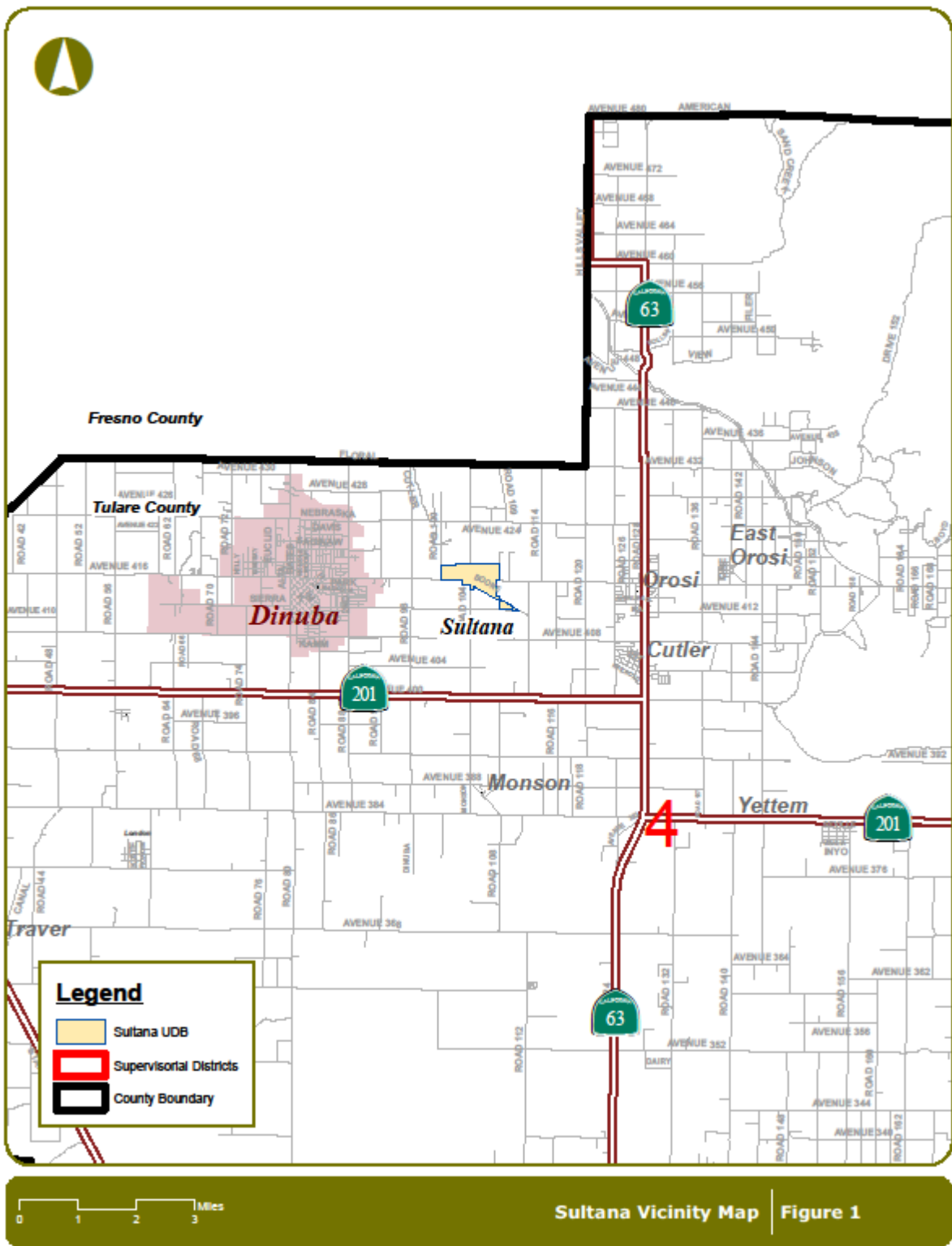
No change is proposed to the Urban Development Boundary.

<b>Table 1 - Sultana Land Use</b>	
<b>Adopted Land-Use</b>	<b>Acres</b>
Mixed Use	242.3
Unclassified (Right-of-Way)	18.5
<b>TOTAL</b>	<b>260.9</b>

Source: Tulare County GIS

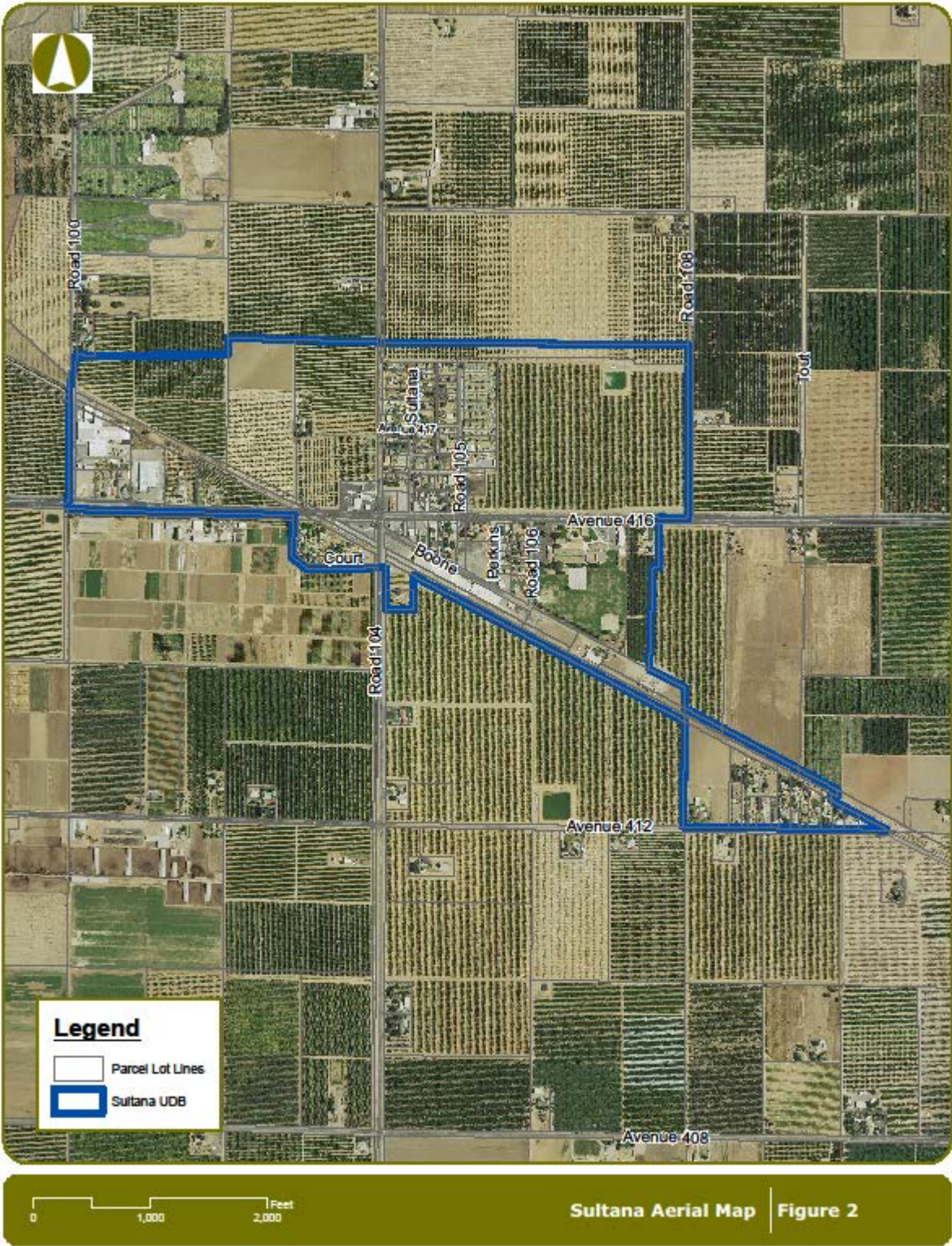
# SULTANA COMMUNITY PLAN

Figure 1 - Vicinity Map



# SULTANA COMMUNITY PLAN

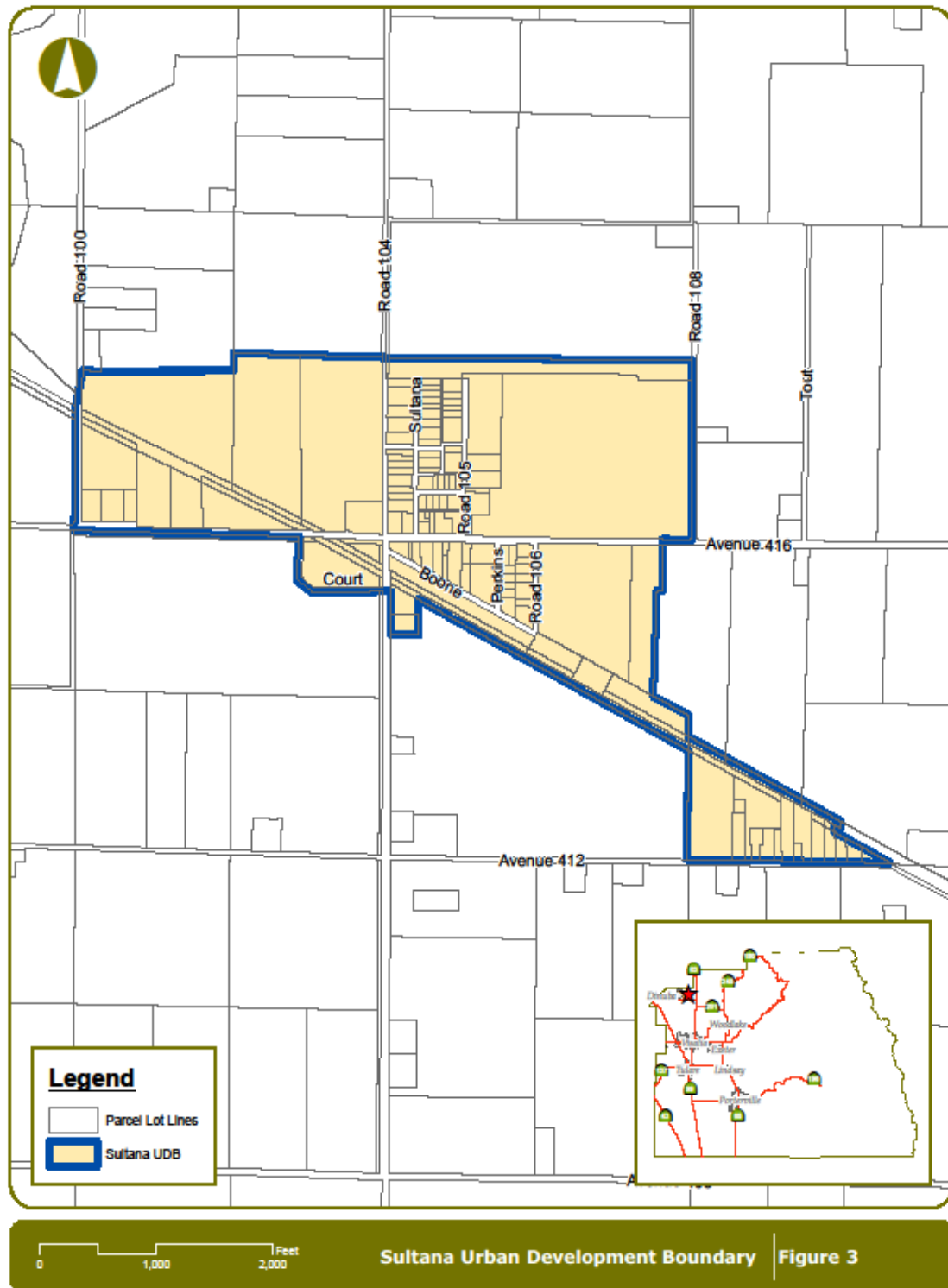
Figure 2 – Aerial Sultana





# SULTANA COMMUNITY PLAN

Figure 3 - Sultana UDB



# SULTANA COMMUNITY PLAN

---

## SUSTAINABLE COMMUNITIES STRATEGY OUTREACH REPORT

### Community Outreach and Invitation Process

In efforts to invite all local residents and make them aware of the SGC project, Self Help Enterprises went door to door throughout the community of Sultana to distribute flyers at every home, business and school. During this process SHE talked with residents about the importance of participating in this process. Self Help Enterprises partnered with the Monson – Sultana School District and the Sultana Community Services District to spread the word about the project.

### Community Outreach Steps

Self-Help Enterprises (SHE) staff used various outreach methods to encourage community participation and make local residents aware of the Strategic Growth Council (SGC) project.

- 1.) An informational flyer was developed.
- 2.) On November 12 and November 18, 2015 two SHE staff went door to door to distribute flyers in Sultana.
- 3.) SHE staff partnered with a member of the Sultana CSD to distribute fliers and spread the word throughout the community.
- 4.) During the community outreach process, SHE staff explained the goals of the project and emphasized the importance of participating in the SGC community meeting.
- 5.) SHE staff partnered with the Monson – Sultana School District to send meeting flyers to all 440 students.
- 6.) To ensure that residents had multiple opportunities to be made aware of the meeting, flyers were posted at the local corner stores, gas stations and businesses.

### Community Meeting

Self Help Enterprises held a Strategic Growth Council community input meeting in Sultana on, November 19, 2015. The meeting was scheduled in the evening to allow all residents to attend, including those that work during the day. The meeting was held in the cafeteria of the Monson – Sultana School. Over 20 residents attended the meeting and 20 surveys were collected.



A second meeting was held on December 7, 2016. In attendance, was County staff and SHE. This was a joint meeting with the communities of Monson and Sultana to discuss the new well that will provide water for Sultana and Monson, and will be operated by the Sultana CSD. The communities

# SULTANA COMMUNITY PLAN

---

voiced concerns about water, lighting, road conditions, but were very receptive to land use and zoning changes to bring non-compliant uses into conformity with the General Plan and Zoning Code. Several people at the meeting discussed potential changes to their properties and for commercial opportunity areas.

## Community Survey

A survey was developed in efforts to gather specific community information about different areas of concern. The survey asked about the following: Schools, Libraries, Housing, Zoning, Parks, Shopping Opportunities, and Access to Gas Stations, Access to Medical Facilities, Natural Gas, Internet Access, Transportation, Walkability, Roads, Street Safety, Flooding, Fire, Safety, Water Quality & Quantity, Waste Water, Storm Water Drainage, Multimodal Opportunities, and Priority Improvements.

During the Strategic Growth Council Community meeting, residents listed the following as their priority needs/ concerns:

## Priority Concerns

1. Street Lights
2. Side walks
3. Community Park
4. Clinic
5. Internet
6. Police Patrol

## **Side Walks**

The community of Sultana has too few sidewalks. Some of residents that were surveyed reported that the street they live on does not have a sidewalk. People report that this is a problem for kids while walking and for parents who push a stroller through town. The lack of sidewalks becomes an even bigger problem during the rainy season. When it rains, residents and kids are forced to walk around town in the mud and through big puddles of water. The absence of sidewalks to provide a clear separation between walking paths and the road creates a safety hazard for pedestrians.

## **Street Lights**

Residents report dark streets at night due to little or no street lighting, and that they stay indoors because they do not feel safe walking on a dark street. This is a major safety concern for them and residents are especially concerned about how this affects the safety of local children. Residents said that some streets have no light poles but the light bulb is out and other streets have no poles at all. Residents report being told that there is a cost to them to install a light pole on their street.

## **Internet Access**

Most families in Sultana do not have internet access at their homes. Any available internet service is unreliable and cost prohibitive. Residents are told by internet providers that there is not a tower in their area and that is why internet service is either unreliable or very expensive compared to what it costs in nearby cities. This is a major problem to residents, as without access to the internet, they are unable to do things such as online job hunting, applying for resources, or provide homework help to their kids. Internet access ranked as a high priority improvement need in Sultana.

# SULTANA COMMUNITY PLAN

---

## **Neighborhood Park**

In the community of Sultana there is no safe green space for children to play and adults to be physically active. The nearest park is located 4 miles away in the city of Dinuba, survey results show that in Sultana, children play in the street or do not play outside at all. Sultana residents are concerned about the health and safety of their children, they are concerned that the safety of their kids is at risk when they play on the street and for the health of their children from lack of physical activity that comes from not having a safe place to be physically active.

## **Sheriff Presence**

The Tulare County Sheriff Department (TCSD) is responsible for patrolling the community of Sultana. Most residents report that the Sheriff's Department response time is unacceptable and that there is little police patrol within the community. Residents report being concerned about the rate of crimes that go un-responded to. People feel that the unrecognized presence of law enforcement contributes to the local crime rate.

## **Medical Clinic**

Sultana residents do not have access to medical care within the community. The nearest medical clinic is approximately 4 miles away in Dinuba. Residents report traveling to Dinuba, 4 miles or Culter-Orosi, 5 miles for medical care. This is concerning to residents especially during medical emergencies. Families without vehicles and one car families are especially affected by this. Families that do not have a car are forced to find transportation to access medical care in a nearby community by paying for a ride or using public transportation to travel there. The nearest hospital is in Visalia 17 miles away, and it takes approximately 20-25 minutes for the nearest ambulance to get to Sultana from Visalia.

## **Public Services**

Sheriff –Sultana is in the jurisdiction of Tulare County Sheriff's Department (TCSD). The TCSD is responsible for patrolling the area of Sultana and the nearest Sheriff substation is located in Visalia.

Fire –Tulare County Fire

Schools – Monson - Sultana School District in Sultana

Libraries – The nearest library is 4 miles away in Dinuba

Parks – The nearest park is located in Dinuba 4 miles away

# SULTANA COMMUNITY PLAN

## SULTANA TECHNICAL BACKGROUND REPORT

### DEMOGRAPHICS

An important part of planning is having information that describes the characteristics of a Community's population. Collectively, these characteristics are known as "demographics" which is data typically consisting of the age, gender (i.e., male or female), income, race, employment, and other characteristics of a community. This data, and looking at historical trends of this data, allows a reasonable way to project what may occur in the future and thereby provides a guide to which issues need to be addressed in a Community plan. For example, knowing the age and percentage of a population allows proper planning for school needs for school-age children; knowing how many people may eventually live in a Community allows for proper planning to meet housing needs and the amount of land needed to provide housing for a growing population. If a population can be estimated, it is possible to project how much water and/or sewer service may be needed for a Community. The following information provides a summary of some of the more important demographic data needed to craft a plan that can realistically address the needs of a smaller community such as Sultana.

#### Population

In 2015, the population of Sultana was 916 (See Table 2).

**Table 2 - Population**

	<b>California</b>	<b>%</b>	<b>Tulare County</b>	<b>%</b>	<b>Sultana</b>	<b>%</b>
Male	19,087,135	49.7%	227,426	50.1%	390	42.6%
Female	19,334,329	50.3%	226,607	49.9%	526	57.4%
Total	38,421,464		454,033		916	

2011-2015 American Community Survey 5-Year Estimates

#### Growth Rate

As noted in the 2010 General Plan Background Report, the unincorporated areas of Tulare County have a 1.3% projected annual growth rate from 2007 to 2030. This 1.3% annual growth rate has been used to project Sultana's population during the Planning Period (see Table 3).

**Table 3 - Projected Annual Growth Rate**

	<b>Historic Growth Rates 1990-2007</b>	<b>Projected Growth Rates 2007-2030</b>
<b>County Total</b>	1.9%	2.4%
<b>Incorporated</b>	2.8%	2.9%
<b>Unincorporated</b>	0.46%	1.3%

Source: DOF, 2007; TCAG, 2008, 2010 General Plan Background Report



# SULTANA COMMUNITY PLAN

## Median Age

Sultana's population is younger than the median age throughout all of Tulare County. Sultana's median age of 20.7 is lower than the median age of the State of California (see Table 4).

Table 4 - Median Age	
Geography	Median Age (years)
California	35.8
Tulare County	30.3
Sultana	20.7

2011-2015 American Community Survey 5-Year Estimates

## Ethnicity and Race

In 2015, approximately 4.8% of Sultana's population was White, 0% was African American, 0% was Native American, 0.4% was Asian, and .0% was two races or more. Approximately 95.2% was Hispanic (of any race). This statistic is important because persons of Hispanic origin may speak a language other than English (in this case, likely to be Spanish) and the needs of the Spanish-speaking community should be considered in order to reach out to persons on issues which may affect their community. (see Table 5)

Table 5 - Race & Ethnicity						
	California	%	Tulare County	%	Sultana	%
Total	38,421,464		454,033		916	
Hispanic or Latino (of any race)	14,750,686	38.4%	283,533	62.4%	872	95.2%
White (Not Hispanic)	14,879,258	38.7%	139,581	30.7%	40	4.8%
Black or African American (Not Hispanic)	2,160,795	5.7%	6,448	1.3%	0	0%
American Indian and Alaska Native (Not Hispanic)	142,191	0.4%	3,069	0.7%	0	0%
Asian (Not Hispanic)	5,192,548	13.5%	14,546	3.2%	4	0.4%
Some other race (Not Hispanic)	84,477	0.2%	288	0.1%	0	0%
Two or more races (Not Hispanic)	1,072,500	2.8%	6,304	1.4%	0	0%

2011-2015 American Community Survey 5-Year Estimates

## ECONOMIC CONDITIONS

### Employment in Sultana

According to the Tulare County 2030 General Plan Update, the County's economy has historically been driven by agriculture and has had one of the largest agricultural outputs of any county in the US. Despite this, the Tulare County unemployment rate has remained consistently higher than the State average, which can be largely attributed to the seasonal nature of agricultural production. (see Table 6)

According to the California Department of Finance, the 2011-2015 American Community Survey indicated that the unemployment rate for Sultana was about 5.5% while the rate for Tulare County was 13.5%. The unemployment rate for the State of California was 10.1%. Keeping in mind that the 6.1% includes only the employable labor force (that is, not every person of the population) results in about 30 unemployed persons of Sultana's person labor force of 367.

# SULTANA COMMUNITY PLAN

Table 6 - Employment Status			
Employment Status	California	Tulare County	Sultana
Population 16 years & over	30,312,429	325,404	543
In labor force	19,269,449	194,420	367
Civilian labor force	19,137,441	194,102	367
Employed	17,246,360	170,780	337
Unemployed	1,891,081	23,322	30
Armed Forces	132,008	318	0
Not in labor force	11,042,980	130,984	176

2011-2015 American Community Survey 5-Year Estimates

## Median Household Income

Sultana median household income was \$24,950, compared to \$61,818 for the State of California, and \$42,031 for Tulare County. (see Table 7)

Table 7 - 2011-2015 American Community Survey Income			
Geography	Median household income (dollars)	Median family income (dollars)	Per capita income (dollars)
California	\$61,818	\$70,720	\$30,318
Tulare County	\$42,031	\$44,814	\$17,876
Sultana CDP	\$24,950	\$24,875	\$8,956

2011-2015 American Community Survey 5-Year Estimates

## Severely Disadvantaged Community

Public Resources Code 75005. (g) states that a "[d]isadvantaged community" means a community with a median household income less than 80% of the statewide average. "Severely disadvantaged community" means a community with a median household income less than 60% of the statewide average."

In 2015, Sultana's median household income was \$24,950, whereas the State of California's median household income was \$61,818. Sultana's median household income was 40.3% of the State of California's median household income, and therefore it is considered a severely disadvantaged community.

# SULTANA COMMUNITY PLAN

## HOUSING CHARACTERISTICS

### Tenure

As the community grows, it will be important to provide new housing opportunities, allow expansion of the size of existing housing (for example, increase a unit by an additional bedroom), and allow various housing types (such as mobile homes).

Table 8 - Housing Tenure			
	California	Tulare County	Sultana
Occupied housing units	12,717,801	133,570	222
Owner-occupied	6,909,176	75,685	47
Renter-occupied	5,808,625	57,885	175

2011-2015 American Community Survey 5-Year Estimates

Table 9 - Housing Tenure (%)			
	California	Tulare County	Sultana
Owner-occupied	54.3%	56.7%	21.2%
Renter-occupied	45.7%	43.3%	78.8%

2011-2015 American Community Survey 5-Year Estimates

### Housing Conditions

The condition of housing is typically categorized as sound, deteriorated, or dilapidated. A “sound” housing unit (house) is one that is in good-to-excellent condition requiring no structural or other improvements. Deteriorated housing means a housing unit may need some level of maintenance/repair to improve the condition of the housing. Deterioration is classified as minor, moderate, or substantial. Dilapidated means a unit is not considered suitable for living. There may be structural, electrical, plumbing or other conditions that could endanger the well-being and safety of persons living in dilapidated housing. Housing condition is an indicator of a person’s ability to afford maintenance/repair of the house they live in. Without income to pay for maintenance/repair, it is likely that a house, as it ages, will continue to deteriorate over time.

Table 10 - 2015 Housing Conditions Survey											
Survey Area	Sound		Deteriorated						Dilapidated		Total Units
			Minor		Moderate		Substantial				
	Unit	%	Units	%	Units	%	Units	%	Units	%	
Sultana	41	59	2	3	31	30	9	13	6	9	69

(Source: Tulare County 2015 Housing Element)

According to the 2015 Tulare County Housing Element, a sampling of housing conditions in Sultana indicated that approximately 59% of the housing units were sound. Approximately 46% of Sultana's housing units were deteriorated and 9% were dilapidated (see Table 10).

# SULTANA COMMUNITY PLAN

## Age of Structures

Most of the homes in Tulare County were built between 1950 and 2009. (see Table 11) The total number of housing units in Tulare County is 144,792.

Table 11 - Year Structure Built			
Year Structure Built	California	Tulare County	Sultana
Total housing units	13,845,790	144,792	232
Built 2014 or later	10,183	196	0
Built 2010 to 2013	129,453	2,114	0
Built 2000 to 2009	1,646,490	25,997	32
Built 1990 to 1999	1,495,571	21,767	30
Built 1980 to 1989	2,117,819	22,733	14
Built 1970 to 1979	2,503,688	27,111	101
Built 1960 to 1969	1,871,029	15,500	14
Built 1950 to 1959	1,907,512	13,694	15
Built 1940 to 1949	865,607	7,494	21
Built 1939 or earlier	1,298,438	8,186	5

2011-2015 American Community Survey 5-Year Estimates

## Household Size (Overcrowding)

In 2015 the average renter occupied household size in Sultana was 3.92 persons per household (see Table 12).

By definition, the most common measure of overcrowding is persons per room in a dwelling unit.<sup>1</sup> More than one person for each room of a dwelling unit is considered overcrowding. It is important to note that the measure is based on all rooms of a dwelling unit, not just the number of bedrooms. It is not uncommon for persons to share a bedroom, for example siblings or adults.

Table 12 - Average Household Size		
Geography	Average Household size (Owner Occupied)	Average Household size (Renter Occupied)
California	3.00	2.91
Tulare County	3.24	3.50
Sultana	4.30	4.08

2011-2015 American Community Survey 5-Year Estimates

## Vacancy Rate

Vacancy rate is important as it provides an indicator of unoccupied housing units. Vacancies may occur as people move away from a housing unit and it remains vacant until the next person/family moves in. Vacancy allows persons to decide whether to choose owning or renting housing based on their need and income. Typically, a vacancy rate of about 5-6% is considered normal; however, vacancy rates above 6% can be a reflection of affordability or housing condition. In 2015, the rental vacancy rate in Sultana was 0%, which was lower than Tulare County at 3.7% and the State of California at 4.1%. The homeowner vacancy rate was 0.0%, which was lower than Tulare County at 1.7% and the State of California at 1.4%, (see Table 13).

Table 13 - Vacancy Rate		
Geography	Homeowner vacancy rate	Rental vacancy rate
California	1.4%	4.1%
Tulare County	1.7%	3.7%
Sultana	0.0%	0.0%

2010-2014 American Community Survey 5-Year Estimates

<sup>1</sup> U.S. Department of Housing and Urban Development, "Measuring Overcrowding in Housing" 2007. Page 2 See:

[http://www.huduser.org/publications/pdf/Measuring\\_Overcrowding\\_in\\_Hsg.pdf](http://www.huduser.org/publications/pdf/Measuring_Overcrowding_in_Hsg.pdf)

# SULTANA COMMUNITY PLAN

---

## ENVIRONMENTAL CONDITIONS

### Wildlife<sup>2</sup>

A California Natural Diversity Database (CNDDDB) search conducted on November 8, 2016 indicates there are special status species within the Reedley Quadrant (**see Figure 4**) Species List (which includes the Sultana Planning Study Area) consisting of one animal species and no plant species: San Joaquin kit fox (*Vulpes macrotis mulica*, federal endangered). The California Department of Fish and Wildlife (CDFW) Occurrence Reports indicate a last sighting of kit fox in 1975.

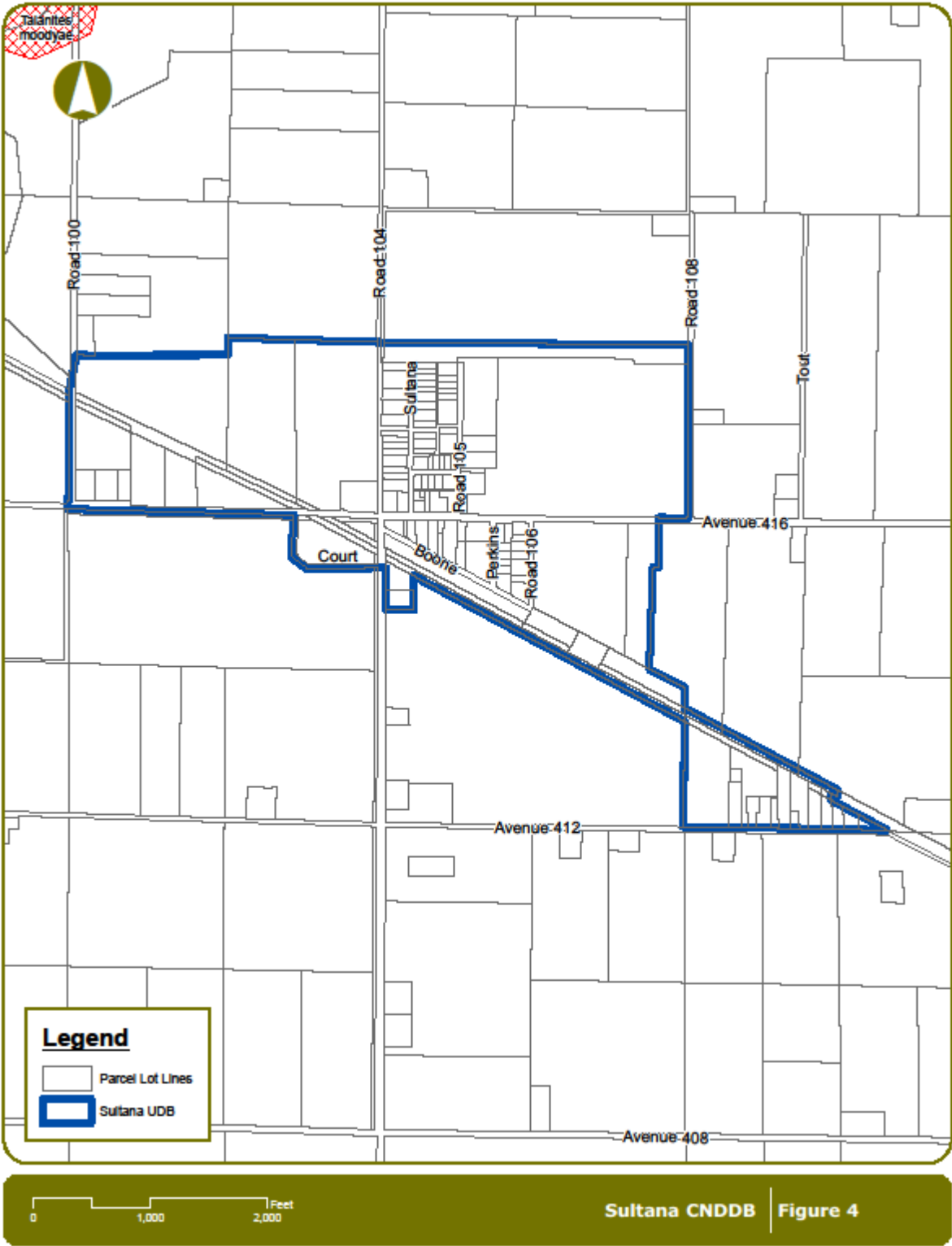
---

<sup>2</sup> California Department of Fish and Wildlife. Biogeographic Information & Observation System (BIOS). <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>; California Department of Fish and Wildlife. California Natural Diversity Database. CNDDDB Maps & Data. <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>; California Department of Fish and Wildlife. California Natural Diversity Database. November 8, 2016

---

# SULTANA COMMUNITY PLAN

Figure 4 - CNDDDB - Reedley Quadrant



# SULTANA COMMUNITY PLAN

---

## Geology & Seismic Hazards<sup>3</sup>

“The Official Maps of Earthquake Fault Zones delineated by the California Geological Survey (CGS), State of California Department of Conservation, through December 2010, under the Alquist-Priolo Earthquake Fault Zoning Act, indicate that there are no substantial faults known to occur in Tulare County. The nearest known faults likely to affect Sultana are the San Andreas Fault (approximately 75 miles to the west), the Owens Valley Fault (approximately 65 miles to the northeast), and the Pond Fault (approximately 25 miles southwest). According to the Five County Seismic Safety Element (FCSSE) and Figure 10-5 (Seismic/Geologic Hazards and Microzone) of the Tulare County 2030 General Plan Health and Safety Element (GPHSE), the Project area, [Sultana] is located in the V-1 zone, characterized as a moderately thick section of marine and continental sedimentary deposits overlying the granitic basement complex. The FCSSE further states that, “Amplification of shaking that would affect low to medium-rise structures is relatively high, but the distance to either of the faults that are expected sources of the shaking [the San Andreas and Owens Valley Faults] is sufficiently great that the effects should be minimal.

The requirements of Zone II of the Uniform Building Code should be adequate for normal facilities.”

## Soils<sup>4</sup>

According to the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), and the Soil Survey of Tulare County, the following soil types are located in Sultana (see Figure 5). Generally, these soils are moderately to very deep, are well drained, and run in a northwest to southeast direction throughout the Urban Development Boundary (UDB). The following descriptions are provided for the above soil types:

**Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes,** Erosion potential is low to moderate and shrink swell potential low.

**Hanford sandy loam, 0 to 2 percent slopes,** is very deep, well drained soils that formed in moderately coarse textured alluvium dominantly from granite. Hanford soils are on stream bottoms, floodplains and alluvial fans; negligible to medium runoff; moderately rapid and moderate permeability, however saline-sodic phases and soils with sandy clay loam substratums have moderately slow permeability. This soil is suitable for growing a wide range of fruits, vegetables, and general farm crops. They are also used for urban development and dairies.

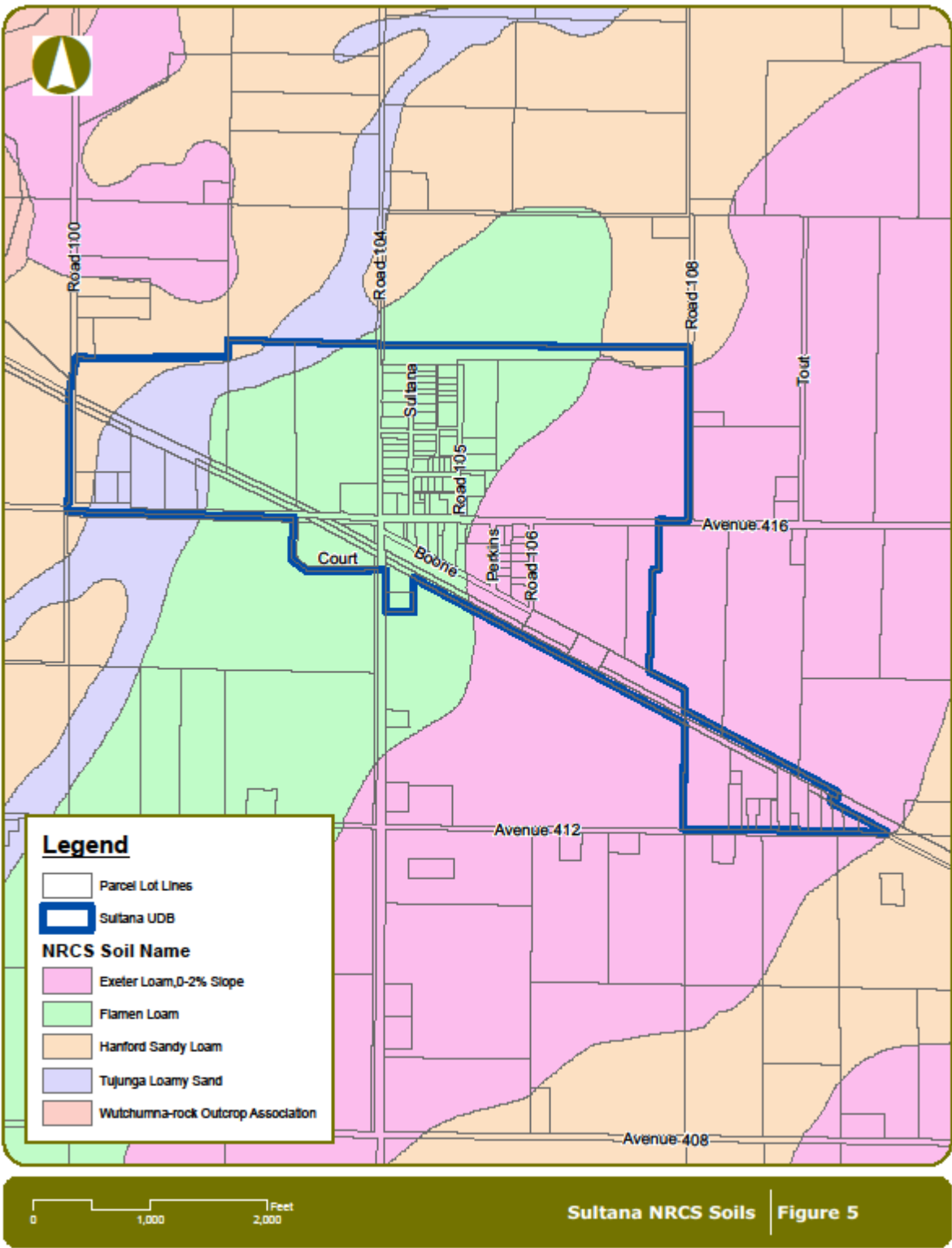
---

<sup>3</sup> California Department of Conservation, California Geological Survey: Earthquake Shaking Potential for California, 2008. [http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48\\_revised.pdf](http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf); California Department of Conservation, Official Maps of Earthquake Fault Zones delineated by the California Geological Survey through December 2010 under the Alquist-Priolo Earthquake Fault Zoning Act. [http://www.quake.ca.gov/gmaps/ap/ap\\_maps.htm](http://www.quake.ca.gov/gmaps/ap/ap_maps.htm)

<sup>4</sup> United States Department of Agriculture, Natural Resources Conservation Service, Soils Map for Central Tulare County, 2009 Database, accessed November 3, 2016.

# SULTANA COMMUNITY PLAN

Figure 5 - NRCS Soils Map





# SULTANA COMMUNITY PLAN

---

## PHYSICAL CONDITIONS

### Air Quality

The Sultana Plan Area is within the San Joaquin Valley Air Basin (SJVAB) and under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is classified non-attainment/severe for the State  $O_3$  1-hour standard, non-attainment for the State  $O_3$  8-hour standard, non-attainment for the State  $PM_{10}$  standard, non-attainment for the federal and State  $PM_{2.5}$  standards, and attainment and/or unclassified for the remaining federal and State air quality standards. According to the Tulare County General Plan, the San Joaquin Valley has some of the worst air quality in the nation. The CO and NOX emissions are typically generated by motor vehicles (mobile sources). The ROG emissions are generated by mobile sources and agriculture. Although emissions have been shown to be decreasing in recent years, the SJVAB continues to exceed state and federal air quality emission standards.

Executive Order S-3-05, issued by Governor Schwarzenegger in 2005, established targets for greenhouse gas (GHG) emissions for the State. The Global Warming Solutions Act of 2006 (or Assembly Bill (AB) 32) directed the California Air Resources Board (CARB) to develop and adopt statewide GHG emission limits in order to reduce emission levels to those experienced in 1990, by the year 2020. In order to achieve those targets, CARB adopted the Climate Change Scoping Plan in December 2008.

Sustainable Communities and Climate Protection Act of 2008, also known as Senate Bill (SB) 375, builds upon AB 32 by requiring CARB to develop regional GHG emissions reduction targets for passenger vehicles. Then each Metropolitan Planning Organization (MPO) must prepare a Sustainable Communities Strategy (SCS) to demonstrate how the region will meet its targets. The SCS will be incorporated into the Regional Transportation Plan (RTP).

The SJVAPCD provides a list of potential air quality mitigation measures that are applicable to General Plan updates and community plans:

- Adopt air quality element/general plan air quality policies/specific plan policies
- Adopt Local Air Quality Mitigation Fee Program
- Fund TCM program: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video-conferencing, etc.
- Adopt air quality enhancing design guidelines/standards
- Designate pedestrian/transit oriented development areas on general plan/specific plan/planned development land use maps.
- Adopt ordinance limiting wood burning appliances/fireplace installations
- Fugitive dust regulation enforcement coordinated with SJVUAPCD
- Energy efficiency incentive programs
- Local alternative fuels programs
- Coordinate location of land uses to separate odor generators and sensitive receptors

There is a correlation between air quality and land use; it is also related to the configuration of land, vegetation, climate, wind direction and velocity, and production of man-made impurities which change the natural qualities of the air. Because Sultana is located near the southwestern end of the Valley with prevailing winds from the northwest, it is in a vulnerable position for the accumulation of adversely

# SULTANA COMMUNITY PLAN

---

modified air, particularly when a temperature inversion occurs which holds down surface air along with its pollutants. Local air pollution sources within the general vicinity of Sultana including State Highway 201 and agricultural activities.

## Flooding<sup>5</sup>

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel Number 06107C0605E, portions of Sultana are located within the 100-year flood zone (**See Figure 6**). Flood Zone A areas are subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. The remaining areas are within Flood Zone X. Structures located in a shaded X zone are recommended to be elevated one foot above natural ground. Elevation certificates not required unless the property owner wishes to use them for insurance rating purposes; for example, a preferred risk policy.

“Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). “Floodplain” or “flood-prone area” means any land area susceptible to being inundated by water from any source. “Base Flood” is the flood having a one percent chance of being equaled or exceeded in any given year. “One-hundred-year flood” or “100 year flood” has the same meaning as “base flood.” “Special flood hazard area” is the land in the floodplain subject to a one percent or greater chance of flooding in any given year. “Floodway” means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map, on maps adopted by the State Reclamation Board when acting within its jurisdiction, and on the County Zoning Map (signified by the F-1 Primary Flood Plain Zone). The F-2 Secondary Flood Plain Combining Zone which is intended for application to those areas of the County which lie within the fringe area or setback of the flood plain and are subject to less severe inundation during flooding conditions than occur in the F-1 Zone.

FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). These areas are designated as Zone A, AO, A1-A30, AE, A99, or AH on the FIRM. A 100-year flood is considered for purposes of land use planning and protection of property and human safety. The boundaries of the 100-year floodplain are delineated by FEMA on the basis of hydrology, topography, and modeling of flow during predicted rainstorms. Within Sultana there are areas of localized ponding and puddling that occur during heavy rainfall events. Additional projects will be required in the future to further expand storm water drainage capacity. The elevation of building pads should eliminate the potential for loss of property should flooding occur.

The County of Tulare has taken steps to be a part of the National Flood Insurance Program (NFIP), by agreeing to manage flood hazard areas by actively adopting minimum regulatory standards as set forth by Federal Emergency Management Agency (FEMA). The National Flood Insurance Program (NFIP) is administered by the (FEMA) to offer flood insurance to properties located in special flood hazard areas (SFHAs). Information about the NFIP, is available at the following website: [www.fema.gov](http://www.fema.gov). As part of the county’s participation in the NFIP, individuals are eligible to obtain

---

<sup>5</sup> Federal Emergency Management Agency, 2009. National Flood Insurance Rate Map, Map Number 06107C0605E, Panel Number 605 of 2550, June 16, 2009. <https://msc.fema.gov/portal/>. Accessed August 17, 2016.

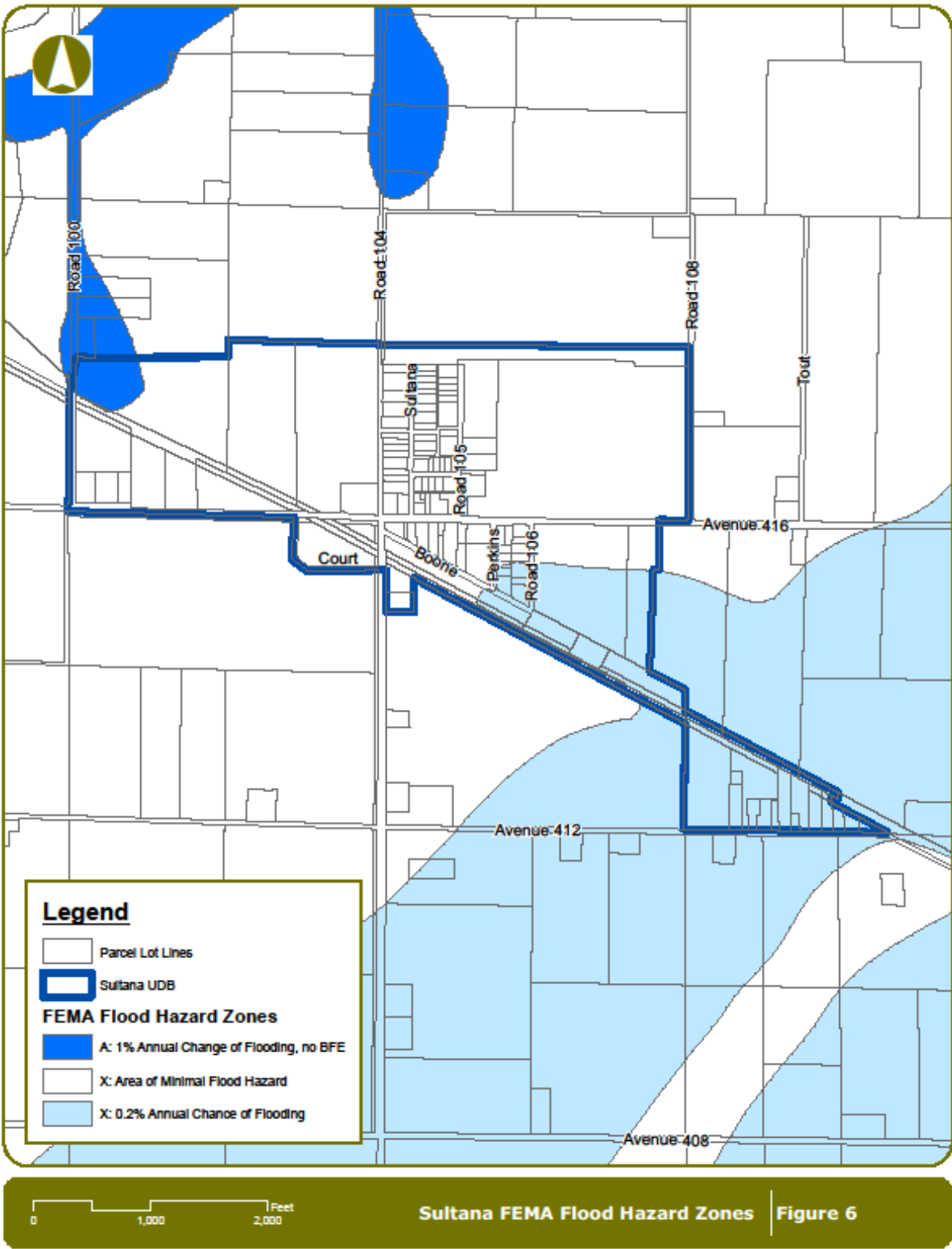
# SULTANA COMMUNITY PLAN

---

flood insurance. Further flood information is available at the County of Tulare Resource Management Agency at the following website: <http://tularecounty.ca.gov/rma/index.cfm/public-works/flood-hazard-information/flood-control-information/>. On June 16, 2009, Tulare County adopted the new Digital Flood Insurance Rate Maps (DFIRMs). Information is available to determine if a property is located in a SFHA by using the following FEMA Map Service Center link as follows: <https://msc.fema.gov/portal>.

# SULTANA COMMUNITY PLAN

Figure 6 - FEMA Flood Map



# SULTANA COMMUNITY PLAN

---

## Noise<sup>6</sup>

Tulare County adopted a noise element as part of the Health and Safety Chapter of the 2030 General Plan Update. The noise contours were prepared in terms of day-night average decibel level (Ldn), which are descriptive of the total noise exposure at a given location for an annual average day.

The Noise Element identifies noise-impacted areas throughout Tulare County. These areas include lands which have existing or projected noise levels exceeding 60 decibels (dBA) Ldn. This decibel figure is considered to be the maximum normally acceptable noise level for single family residential areas. Roadways and traffic noise are the dominant source of ambient noise in the County. According to summarized daily traffic volumes in the General Plan background Report Sultana lies outside any noise source.

## INFRASTRUCTURE

Infrastructure is defined as “the basic physical and organizational structures needed for the operation of a society or enterprise or the services and facilities.” In regards to Sultana, this Community Plan is intended to address deficiencies and the need for improvements to the drinking water system improvements, (for example wells, water distribution piping, and storage tanks), curbs, gutters, streets, sidewalks, etc.).

## Energy: Natural Gas/Electricity

PG&E provide service to Sultana.

## Domestic Water Service

Domestic water service in Sultana is provided by the Sultana Community Services District (CSD), which was formed in 1977. Domestic sewer service is provided by the Cutler Public Utilities District (PUD). **Table 14** shows the number of existing water connections, the capacity of the system, and the number of additional connections the system can accommodate for new development (Municipal Service Review, October 2011). Information related to domestic sewer connections, as well as sewer and water system maps, are currently unavailable.

According to the Municipal Service Review 2011 (MSR), the CSD community water system consists of 2 wells: Well No. 3 (Main Primary) and Well No. 2 (South Back-up) and Well No. 3 (North Emergency). Wells No. 3 (Main) is drilled to a depth of 430’, is equipped with a 60 horse power (hp) turbine pipe that funnels water through a single check valve and into a 5500 gallon steel pressure storage tank. Well No. 3 (Main) is also equipped with a back-up propane engine in case of power failure. Well No. 2 (South Back-up) is drilled to a depth of 358’ and contains a 75 hp turbine pump that also funnels water through a single check valve and into a 5500 gallon storage tank and then on to distribution. Well No. 3 (Main) is equipped with a Chlor- tec chlorine generator system that injects chlorine into the system as water is funneled through the check valve into the storage tank.

---

<sup>6</sup> Tulare County General Plan 2030 Update, August 2012; United States Department of Transportation, Federal Transit Administration. Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06; May, 2006.

[http://www.fta.dot.gov/documents/FTA\\_Noise\\_and\\_Vibration\\_Manual.pdf](http://www.fta.dot.gov/documents/FTA_Noise_and_Vibration_Manual.pdf); United States Department of Transportation, Federal Transit Administration. Construction Noise Handbook, 2006.

[http://www.fhwa.dot.gov/environment/noise/construction\\_noise/handbook/handbook09.cfm](http://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm) and [http://www.fhwa.dot.gov/environment/noise/construction\\_noise/special\\_report/hcn04.cfm#sou](http://www.fhwa.dot.gov/environment/noise/construction_noise/special_report/hcn04.cfm#sou)

# SULTANA COMMUNITY PLAN

---

Well No. 2 (South) has not been used for approximately 11 years, but can be put into service at any time if Well No. 3 (Main) ever becomes contaminated or compromised. Over the last 10 years, at least 2 other wells have been abandoned due to contamination (contaminants unknown).

Nitrates can be associated with septic systems, agricultural use of fertilizers and concentrated animal facilities. At least two dairies are located within the District's boundaries and the District is surrounded by agricultural uses, making the system vulnerable to high Nitrate levels. The District's 2009 Consumer Confidence Report (CCR) reiterates that leaks in the distribution plumbing, the presence of underground petroleum tanks, known contamination plumes, agricultural activity and sewer and drainage lines are the primary threats to Well No. 3 (Main) and Well No. 2. The 2009 CCR further indicates that the Sultana area has a history of DBCP contamination, a pesticide banned in the 1970s, but that the most recent sample test results for DBCP were non-detect.

In order to protect the system from vulnerabilities, the latest CCR indicates that the well system should be kept clean and free of weeds and debris to prevent contamination. The report further directs that cement surface seals need to be checked for cracks and immediately repaired or sealed if needed.

Sample test results for Nitrates are to be submitted each year. If a well sample is found to have at least 50% of the maximum contaminate level (MCL) allowed, which is 45 parts per million (ppm), the CSD must submit quarterly test results until the issue is resolved. The CSD must also provide notice of the violation to customers on a quarterly basis and proof of this notice must be submitted to Environmental Health, also on a quarterly basis. The CSD was notified that Well No. 2 samples exceeded the 50% threshold in 2006 and 2007. Proof of customer notification for these violations were not found in the District's Environmental Health file. The record shows that annual Nitrate testing results were not submitted for the year 2005. The 2009 CCR indicates that test samples showed Nitrate levels well below the 50% threshold.

The County's Environmental Health Department provided notice of violation to the CSD for exceeding total Coliform MCL on 5 separate occasions in the last 5 years (bacteriological samples are tested on a monthly basis). No evidence was found in the District's Environmental Health file indicating whether a notice of this violation was mailed to district customers as required by law.

Based on the information available, the system's well, storage, and distribution apparatus are reliable and not in need of major repair, only standard maintenance as suggested in the District's 2009 CCR. The water provided seems to be of good quality with minimal contamination, especially when compared to similar size districts surrounded by similar land uses.

It is also determined; however, that based on the dairy operations within district boundaries and the agricultural uses that surround it, the system is highly vulnerable to contamination, in particular Nitrates. This is evidenced by the number of district wells that have been abandoned over the last 7 years due to contamination. Although the District can rely on Well No. 2 if Well No. 3 (Main) is forced offline, as more wells are abandoned, the number of feasible well sites diminishes. In the future, this could put district customers in a situation where they must rely on bottled water for consumption and boiled water for all other uses while the prolonged process of securing a new well site takes place. Accordingly, the CSD must consider long-term solutions that will expand water supplies available to the District.

# SULTANA COMMUNITY PLAN

**Table 14 - Description of Existing Infrastructure**

Description of Existing Infrastructure					
Drinking Water			Waste Water*		
No. of Existing Connections	Capacity	Available	No. of Existing Connections	Capacity	Available
150	150	0	N/A	N/A	N/A

\* Data current as of October 2011

## Sewer Service

There is no community wide sewer system in Sultana. The community depends on individual on-site septic tank systems for wastewater disposal.

## Storm Drainage

“A storm drainage system is designed to drain excess rain and groundwater (from roads, sidewalks, etc.) to some point where it is discharged into a channel, ponding basin, or piped system. The system itself typically consists of pipes connecting inlets and is facilitated by curbs and gutters, manholes, and sumps. The operation of the system consists of runoff being collected in the inlets and transported by pipes to a discharge location. Manholes provide access to storm drain pipes for inspection and cleanout. A sump is a shallow, artificial pond designed to infiltrate storm water through permeable soils into the groundwater aquifer. It does not typically discharge to a detention basin.

Storm drainage systems should be designed so they have adequate capacity to accommodate runoff that enters the system for the design frequency and should also be designed considering future development. An inadequate roadway drainage system could result in the following:

- ✓ Water overflowing the curb and entering adjacent property leading to damage
- ✓ Accelerated roadway deterioration and public safety concerns may occur due to excessive water accumulation on roadways
- ✓ Over saturation of the roadway structural section due to immersion will lead to pavement deterioration

Sultana does have a storm drainage system, however system information and mapping is currently unavailable.

## Solid Waste

Solid waste disposal services for the Community of Sultana is provided by Pena’s Disposal, a private company. Solid waste generated in Sultana can be disposed of at Visalia Landfill, located at 22466 Road 80, Visalia.

## **PUBLIC SERVICES**

### Sheriff

Police protection services are provided in Sultana by the Tulare County Sheriff’s Department sub-station, located at 40765 Road 128, in Cutler, approximately 20 miles northeast of Sultana. Orosi Substation covering 289 square miles and serving a rural population to include the unincorporated communities of Cutler, New Sultana, Sultana, Orosi, Seville, Sultana, Traver and Yettem. The



# SULTANA COMMUNITY PLAN

---

Substation runs a four shift operation which includes 23 deputies, four sergeants and one lieutenant. There are a minimum of three deputies and one sergeant in the field at all times. In addition to that general shift staffing the communities of Cutler, Oroshi and New Sultana/Traver have assigned Community Based Officers assigned specifically to those area. The substation is open for walk-ins from 8 am to 5 pm Monday thru Friday. After hours and weekends there is a phone provided outside the substation that calls directly into the dispatch center. The substation provides patrol services 24-hours per day, 365 per year. Additional Sheriff resources are available as needed via dispatch from the main Sheriff's Office in Visalia, CA.

## Fire

Fire protection and emergency medical services are provided for Sultana by the Tulare County Fire Department. The community is served by Dinuba Station #3, located at 40404 Road 80, in Dinuba. Parade 1, Engine 3 and Water Tender 3 is assigned to this location.

Fifteen fire hydrants are found within Sultana (see **Table 14**). These fire hydrants are located within the County right-of-way. **Figure 7** display Existing Fire Hydrants in Sultana.

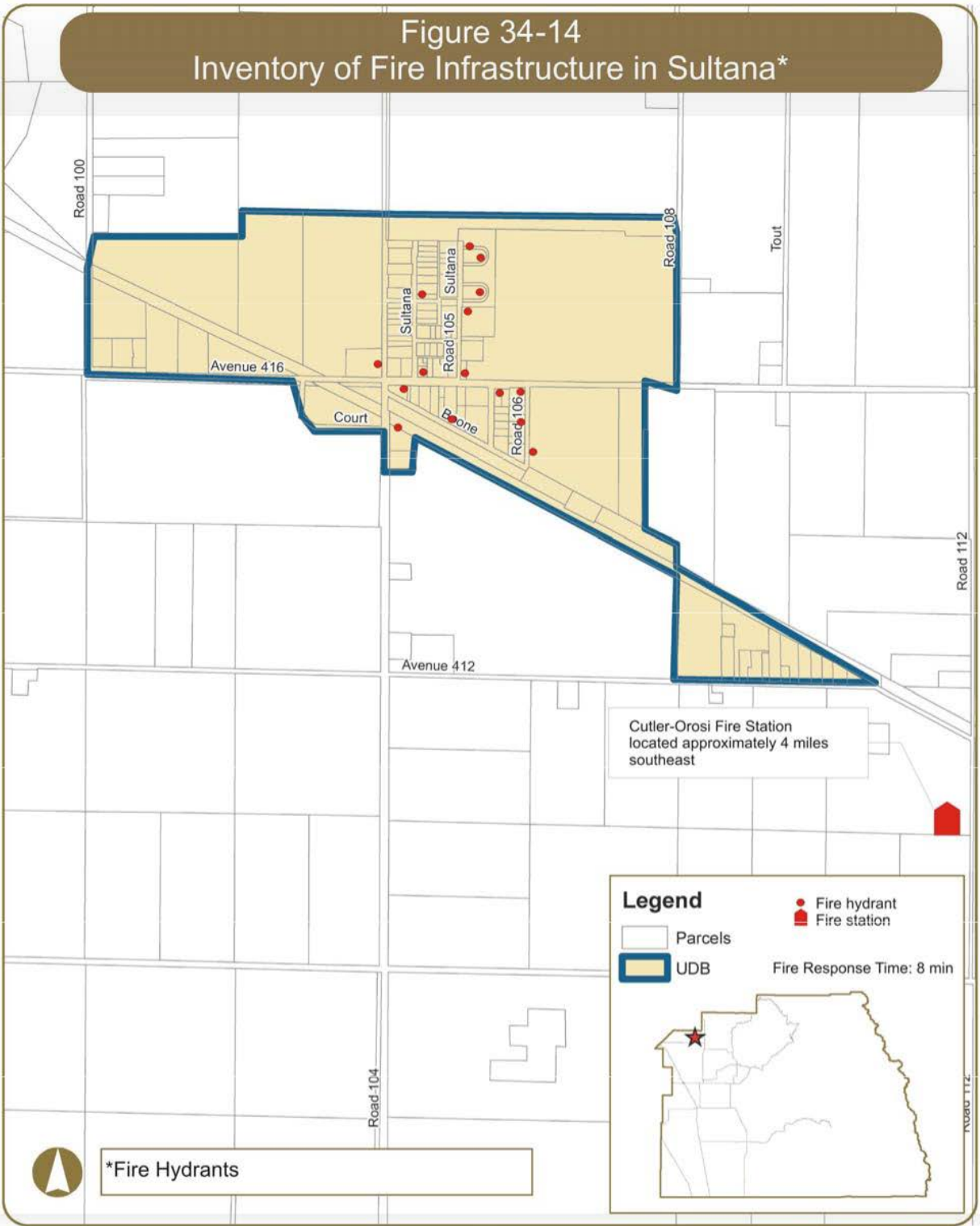
**Table 15 - Existing Fire Hydrants**

Existing Fire Hydrants	
No.	Location
1	Road 105 north of Avenue 416
2	Road 105 north of Avenue 416
3	Road 105 north of Avenue 416
4	Road 105 north of Avenue 416
5	Road 105 and Avenue 416
6	Sultana Road north of Avenue 417
7	Sultana Road and Avenue 416
8	Avenue 416 west of Sultana Road
9	Road 104 north of Avenue 416
10	Road 104 south of Avenue 416
11	Avenue 416 and Perkins Road
12	Avenue 416 and Road 106
13	Road 106 south of Avenue 416
14	Road 106 north of Boone Avenue
15	Boone Avenue south of Avenue 416



# SULTANA COMMUNITY PLAN

Figure 7 - Inventory of Fire Infrastructure



# SULTANA COMMUNITY PLAN

---

## Schools

Schools are an essential component of a community. The Sultana Community Plan Area is within the Monson-Sultana Joint Union School District. The District provides K-8 education at Monson-Sultana School four (4) miles away. High School students attend high school in Dinuba. Sultana is within the Dinuba Union Joint High School District.

## Libraries

“The Tulare County Public Library System is comprised of interdependent branches, grouped by services, geography and usage patterns to provide efficient and economical services to the residents of the county. At present, there are 15 regional libraries and one main branch”<sup>7</sup>

Table 16 - Library Location & Hours		
Branch	Address	Service Hours (2017)
Dinuba	Dinuba Branch Library 150 South I Street Dinuba, CA 93618	Tuesdays to Friday: 9:00 a.m. – 1:00 p.m. 2:00 p.m. – 6:00 p.m.

Library hours current as of September 2017

(see Table 15). The closest library is located in Dinuba, two (2) miles to the west.

## Parks

The nearest park is located 4 miles away in the City of Dinuba.

# THE SULTANA COMMUNITY PLAN

## CIRCULATION/COMPLETE STREETS/TRANSPORTATION

### Existing Circulation

Sultana is a small agricultural community. The major rural collector roads is Avenue 416. There are no proposed major streets as part of this Community Plan.

### Patterns of Blocks and Streets

The prominent grid pattern of County roads provides efficient and direct collector routes that provide ease of travel from place to place.

### Traffic

The 2014 Regional Transportation Plan and projections for Year 2040 traffic volumes do not exceed the LOS “C” threshold. Less than significant impacts will occur to Ave. 416, as a result of the Project primarily because growth rates consistently grow at 1.3% in Tulare County.

The proposed Circulation Element and Complete Street Policies of the General Plan contain policies and actions that will continue to maintain LOS C or better. The Plan's projected growth and its impact on the circulation system will continue to be less than significant as the additional goals and policies are implemented through the Community Plan. These policies and actions will be implemented by the County of Tulare over a 20-year time period.

---

<sup>7</sup> General Plan Background Report, page 7-96

# SULTANA COMMUNITY PLAN

---

**Freeways** provide for the ability to carry large traffic volumes at high speeds for long distances. Access points are fully controlled. Freeways connect points within the County and link the County to other parts of the State.

**Arterials** provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, and other arterials. Access to abutting private property and intersecting local streets shall generally be restricted.

**Collectors** provide for internal traffic movement within communities, and connect local roads to arterials. Direct access to abutting private property shall generally be permitted.

**Local Roads** provide direct access to abutting property and connect with other local roads, collectors, and arterials. Local roads are typically developed as two-lane undivided roadways. Access to abutting private property and intersecting streets shall be permitted.

## Roads

“There are several roadways in Sultana that are in need of repair. Over time, roadway pavement can become damaged or begin to fail due to fatigue, aging, or surface abrasion. The binding agent within road pavement becomes rigid and less flexible as time passes and the surface of the pavement may start losing aggregates. If timely maintenance does not occur, potholes will start to occur within the road.

If the road is still structurally sound, a bituminous surface treatment, such as a chip seal or surface dressing can prolong the life of the road at low cost. Such repairs are considered medium if the maintenance strategy consists of:

- ✓ Chip seal - surface treatment in which the pavement is sprayed with asphalt and then immediately covered with aggregate and rolled. Chip seals are used primarily to seal the surface of a pavement with cracks not associated with heavy loads

Some roadways require more extensive repairs such as resurfacing, grinding, remix and or reconstruction. These repairs are considered major if the maintenance strategy consists of:

- ✓ Grind and remix - process by which construction materials are recycled and reused to add structure to roadways
- ✓ Overlay resurfacing operation - consists of grinding off selected areas of old asphalt, patching any potholes, placing a fabric (in some cases), placing and compacting hot mix asphalt pavement, and adjusting any street hardware
- ✓ Asphalt reconstruction - consists of excavating the entire roadway, placing and compacting rock beneath the roadway, and placing and compacting hot mix asphalt
- ✓ Cold mix reconstruction - similar to asphalt reconstruction except cold mix asphalt is used. It is commonly used as patching material and on lower volume service roads”<sup>8</sup>

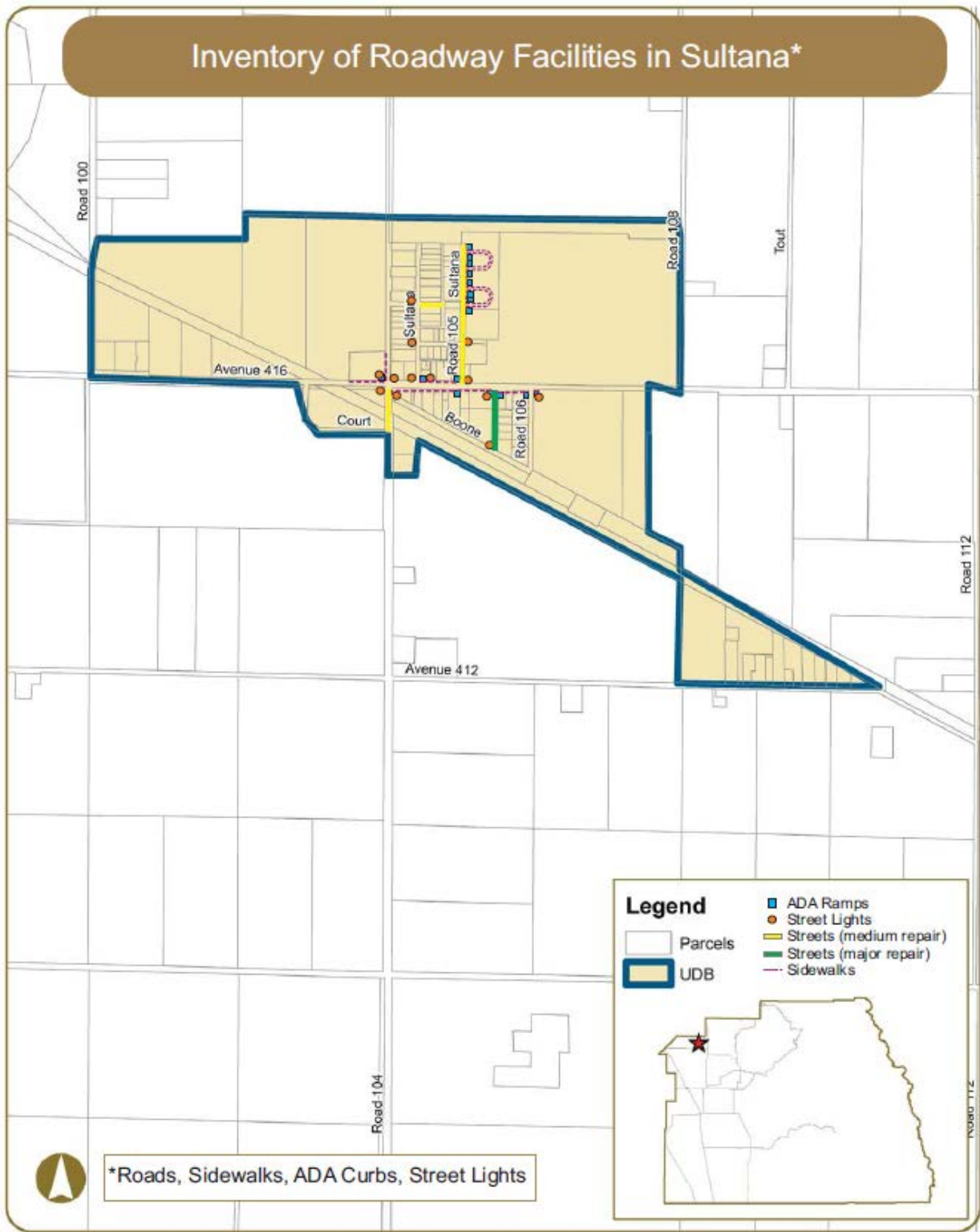
**Table 17** lists the roadways in need of repair, the limits, and type of maintenance strategy proposed. **Figure 8** graphically displays this information on a map.

---

<sup>8</sup> Action Program 9, Tulare County 2015 Housing Element

# SULTANA COMMUNITY PLAN

Figure 8 - Sultana Inventory of Roadway Facilities



# SULTANA COMMUNITY PLAN

**Table 17 - Road Maintenance Strategies**

Road Maintenance Strategies			
No.	Roadway	Limits	Repair Code
1	Avenue 417	Sultana Road to east end	CHIP
2	Perkins Road	Boone Avenue to Avenue 416	GRX
3	Road 104	Court Avenue to Avenue 416	CHIP
4	Road 105	Avenue 416 to north end	CHIP

OLAY – overlay resurfacing operation

CHIP – chip seal Reconstruction

GRX – grind and remix

(

ACST – asphalt reconstruction

RCST – cold mix reconstruction

Source: County of Tulare Public Works, 2012)

## Street Lights

Lights are typically located at the edge of roadways on top of utility poles. They are illuminated at night and improve the visibility and safety of the roadway and sidewalk by increasing motorist visibility and improving nighttime pedestrian security. They can also reduce nighttime pedestrian crashes by increasing the awareness of drivers relative to pedestrians.

**Table 18** identifies the location of existing street lights that are maintained by Tulare County, in Sultana, as well as their specifications. **Figure 8** also displays this information graphically. The below table specifies the locations, the pole number, lumens, pole type, arm direction and utility provider. Pole numbers can be arbitrary and are used to match the pole specifications with its location. Lumens measure the amount of light emitted from the bulb (the more lumens the brighter the light). The pole type “W” represents a wood post for which the light is commonly shared with a Utility provider. Similarly, “M” represents metal and “C” represents concrete.”<sup>9</sup>

<sup>9</sup> Action Program 9, Tulare County 2015 Housing Element

# SULTANA COMMUNITY PLAN

**Table 18 - Existing Street Lights**

No	East-West Roadway	North-South Roadway	Location	Pole	Lumens	Pole Type	Arm Direction	Utility
1		Road 57	NW Corner	1474	5800	W	S	PG&E
2	Ames Drive	Road 57	North Side	1475	5800	W	S	PG&E
3	Ames Drive	Kate Road	NW Corner	1464	5800	W	S	PG&E
4	Avenue 8	Road 60	NW Corner	1465	5800	W	S	PG&E
5	Bibee Drive	Hunter Road	NW Corner	3635	5800	W	S	PG&E
6	Avenue 376	Hunter Road	West Side	1455	5800	W	E	PG&E
7	Avenue 376	Road 57	SW Corner	1472	5800	W	E	PG&E
8	Avenue 376	Road 57	South Side	54	5800	W	N	PG&E
9	Avenue 376	Road 58	SW Corner	1469	5800	W	N	PG&E
10	Avenue 376	Kate Road	SW Corner	1463	5800	W	E	PG&E
11	Avenue 377	Clay Road	West Side	3325	5800	W	N	PG&E
12	Avenue 377	West end	North Side	1473	5800	W	S	PG&E
13	Avenue 377	Road 57	NW Corner	1471	5800	W	S	PG&E
14	Avenue 377	Road 58	NW Corner	1468	5800	W	S	PG&E
15	Avenue 377	Kate Road	NW Corner	1461	5800	W	S	PG&E
16	Avenue 377	Hunter Road	NW Corner	1478	5800	W	S	PG&E
17	Avenue 378	Road 60	NW Corner	1466	5800	W	E	PG&E
18	Avenue 378	Clay Road	NE Corner	3324	5800	W	S	PG&E
19	Avenue 378	Road 58	SW Corner	1477	5800	W	E	PG&E
20	Avenue 378	Kate Road	NW Corner	1476	5800	W	S	PG&E
21	Avenue 378	Road 60	West Side	1479	5800	W	E	PG&E
22	Avenue 378	Kate Road	West Side	1480	5800	W	E	PG&E
23	Avenue 378	Road 58	West Side	1470	5800	W	E	PG&E
24	Avenue 380	Kate Road	SW Corner	1462	5800	W	E	PG&E
25	Avenue 380	Road 60	SW Corner	1467	5800	W	E	PG&E

(Source: Tulare County Public Works, March 2013)

## Sidewalks

Sidewalks are typically separated from a roadway by a curb and accommodate pedestrian travel. They improve mobility for those with disabilities and are also an important part of walking routes to schools. They provide the space for pedestrians to travel within the public right-of-way while being separated from vehicles and bicycles.

The 2010 California Building Code identifies a clear width minimum of 48 inches for sidewalks. This clear width minimum is the walkway width that is completely free of obstacles and not necessarily the sidewalk width. However, the 48-inch minimum does not provide sufficient passing space or space for two-way travel. Therefore, the guidelines state that for sidewalks less than 5 feet in clear width, passing lanes (wide enough for wheelchairs) shall be provided at 200-foot intervals. However, the clear width may be reduced to 3 feet if the enforcing agency determines that compliance with the 4-foot clear sidewalk width would create an unreasonable hardship due to right-of-way restrictions, natural barriers, or other existing conditions.

The County and VRPA Technologies surveyed existing sidewalks within the Community. **Table 19** identifies the location of existing sidewalks in Sultana. **Figure 8** also displays this information graphically. The sidewalks represented in **Table 19** and **Figure 8** do not distinguish between ADA compliant sidewalks and noncompliant sidewalks. The majority of sidewalks represented below were

# SULTANA COMMUNITY PLAN

---

constructed prior to current ADA guidelines and would be considered non ADA compliant facilities. Such noncompliant facilities would require complete reconstruction to be considered ADA compliant.

**Table 19 - Existing Sidewalks in Sultana**

Location of Existing Sidewalks			
No.	Roadway	Limits	Location
1	Avenue 416	Road 104 to 250' west	North side
2	Avenue 416	Sultana Road to Road 105	North side
3	Avenue 416	Road 104 to Road 106	South side
4	Road 104	Avenue 416 to 200' north	West side
5	Road 105	Road 105 South Loop (south) to Road 105 North Loop (north)	East side

(Source: County of Tulare Public Works and VRPA Technologies, February 2014)

## **ADA CURB RAMPS:**

“The Americans with Disabilities Act (ADA) of 1990 included design requirements for persons with disabilities in the public rights-of-way. Curb ramps are an important part of making sidewalks and street crossings accessible to people with disabilities (especially those who use wheelchairs). An ADA compliant curb ramp is a short ramp cutting through or built up to a curb. It consists of the ramp itself which is sloped to allow wheelchair access from the street to the sidewalk and flared sides that bring the curb to the level of the street.

Curb ramps are most typically found at intersections, but can also be located near on-street parking, transit stations and stops, and midblock crossings. Title II regulations require curb ramps at existing and new facilities.

The County of Tulare completed a survey of ADA compliant ramps within the communities in August 2012. According to the survey, there are various ADA compliant curb ramps located within Sultana and are listed in **Table 20** and **Figure 8**.



# SULTANA COMMUNITY PLAN

**Table 20 - Existing ADA Ramps**

<b>Location of Existing ADA Ramps</b>			
<b>No.</b>	<b>East-West Roadway</b>	<b>North-South Roadway</b>	<b>Location</b>
1	Avenue 416	Road 104	NW Corner
2.	Avenue 416	Sultana Road	NE Corner
1	Avenue 416	Road 105	NW Corner
2	Avenue 416	Road 105	SW Corner
3	Avenue 416	Perkins Road	SE Corner
4	Avenue 416	Perkins Road	SW Corner
5	Avenue 416	Road 106	SE Corner
6	Avenue 416	Road 106	SW Corner
7	Road 105 North Loop (north)	Road 105	SE Corner
8	Road 105 North Loop (north)	Road 105	SW Corner
9	Road 105 North Loop (south)	Road 105	NE Corner
10	Road 105 North Loop (south)	Road 105	SE Corner
11	Road 105 South Loop (north)	Road 105	NE Corner
12	Road 105 South Loop (north)	Road 105	SE Corner
13	Road 105 South Loop (south)	Road 105	NE Corner
14	Road 105 South Loop (south)	Road 105	SE Corner
15	Avenue 416	Road 104	NE Corner
16	Avenue 416	Sultana Road	SE Corner

## Complete Streets

The California Complete Streets Act (AB 1358) of 2008 was signed into law on September 30, 2008. Beginning January 1, 2011, AB 1358 requires circulation elements to address the transportation system from a multimodal perspective. The bill states that streets, roads, and highways must “meet the needs of all users in a manner suitable to the rural, suburban, or urban context of the general plan.” The Complete Street roadway typically includes sidewalks and sidewalk amenities, transit shelters and facilities whenever there is a route along the corridor, and provisions for bicycle facilities.

## Transit and Bus Stops

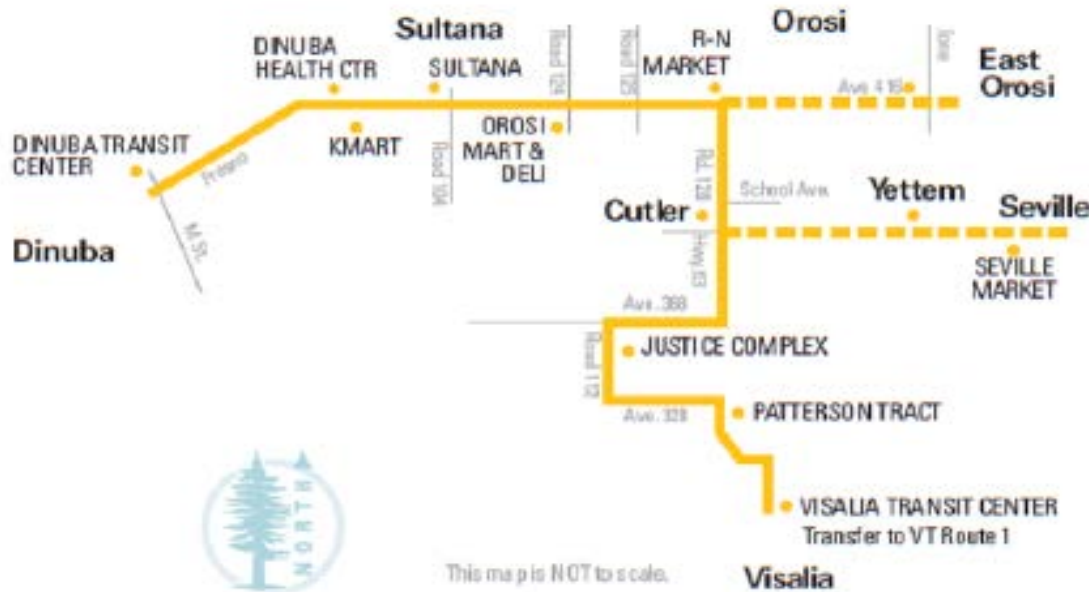
The County of Tulare provides public transportation services to the elderly, handicapped, low-income, and residents without access to transportation. Tulare County Transit Agency (TCAT) operates fixed-route services that link communities with each other and with Visalia and Tulare’s urban transit systems. Sultana is currently connected via TCAT Route 10 to Dinuba and its transit center (**see Figure 9**). [www.ridetcat.org](http://www.ridetcat.org) TCAT Route 10 provides service to Dinuba four times per day on weekdays and four times on Saturday. In Dinuba, transfers can be made to connect to Visalia, Tulare, and the remainder of the TCAT public transit system TCAT vehicles are wheelchair accessible and all full size buses include bike racks. Tulare County Transit Agency (TCAT) operates Dial-A-Ride Service Monday through Friday. Reservations must be placed the day before planned trip for a curb to curb trip on Dial-A-Ride. (see TCAT website at: <http://www.tularecounty.ca.gov/rma/index.cfm/public-works/tulare-county-area-transit-tcat/>). TCAT vehicles are wheelchair accessible and all full-size buses include bike racks. As such, public transit is likely to remain a limited option due to fiscal constraints and the high cost of providing services to a community of less than one thousand residents.



# SULTANA COMMUNITY PLAN

The low level of auto congestion in Sultana, now and as forecasted into the future, suggests that driving will continue to be more convenient in rural communities than the use of transit for those with access to a private car.

**Figure 9 - TCAT Transit Route 10**



## Bicycle Facilities

The 2014 Regional Transportation Plan (adopted June 30, 2014) prepared by the Tulare County Association of Governments (TCAG) provides for a regional bicycle network intended to provide a safe alternative mode of travel. The 2014 RTP identified Road 80 as a proposed Class III Bike Project<sup>10</sup>. In Tulare County, bicycle travel is not yet considered a major mode of transportation and bicycles are rarely seen outside of cities and towns. The current bicycle plan provides for connections between the major urban areas and recreation facilities in the County and is expected to be satisfactory for the foreseeable future. The only bike route within or near the community is Road 80.

## State Route 99

State Route (SR) is the major highway between cities within the Central Valley and the primary route between the City of Fresno to the north and the City of Bakersfield to the south. Sultana is located approximately 10 miles east of SR 99.

<sup>10</sup> TCAG Action Element, TCAG 2014 Regional Transportation Plan. Page 3-89.

# SULTANA COMMUNITY PLAN

---

## AMTRAK

The Hanford AMTRAK station, located approximately 45 miles to the southwest in Kings County, is the closest station to Sultana providing passenger rail service. The San Joaquin Joint Powers Authority (SJPPA) is comprised of ten agencies (including TCAG) currently oversees the operation of seven daily trains serving this station. Service is provided to points north including San Francisco and Sacramento and to points south including Bakersfield and the Los Angeles basin (via connecting Amtrak Thruway) bus service.

## Aviation

The nearest operational general aviation airport is Visalia Municipal Airport is approximately 30 miles southwest. Fresno Yosemite International Airport (FAT), approximately 30 miles northwest of Sultana, is a principal passenger and airfreight airport in the central San Joaquin Valley. Meadows Field (BFL), Bakersfield's principal commercial airport, is approximately 90 miles southeast of Sultana and offers direct flights to several destinations

# SULTANA COMMUNITY PLAN

---

## GOALS, OBJECTIVES AND POLICIES

This Section of the Sultana Community Plan describes the land use policy framework which will govern the development of the community through the year 2030. It includes text, which sets out explicit policy statements about the quality, character, and manner in which development in the community will take place. The land uses in all the Community Boundaries were updated in 2012 to reflect a “mixed use land use designation.” The following land use designations and descriptions, with densities and intensities are recommended for Sultana to address land demand needs through the 2030 planning horizon year.

Goals, objectives and policies are the fundamental building blocks of the planning process. Goals describe the desirable results to which the plan is committed while objectives describe the intermediate steps or achievements which must be taken to reach the goals. Policies describe more specific actions or processes which must be undertaken in order to achieve objectives. The goals, objectives and policies of this community plan are based on those contained in the Tulare County 2030 General Plan,

Sultana Community Plan, and input received from Sultana citizens during the public outreach process. The goals, objectives and policies are divided into four categories: Community Development, Housing, Economic Base, and Environmental Quality.

### Community Development

#### **GOAL I: Foster a cohesive community with easy access to necessary services and support facilities**

Objective: Prevent premature urban-type development on agriculturally productive lands.

Policies:

1. Encourage in-filling of vacant land and compatible development on underdeveloped land as a priority before development of agriculturally productive lands.

#### **GOAL II: Avoid land use conflicts through planning separation of uses.**

Objective: Promote concentrations of similar or compatible uses.

Policies:

1. Establish areas zoned exclusively for industry, commerce and residences consistent with the policies in this plan.

2. Phase-out existing nonconforming commercial and industrial concerns within planned residential areas through appropriate zoning amortization procedures.
3. Require public, quasi-public and high density residential uses to locate where direct access to major streets is available.
4. The County shall cooperate with all affected school districts to provide the highest quality educational services and school facilities possible.
5. The County shall work with the Schools to provide safe routes to school.
6. The County of Tulare will solicit recommendations from all interested public agencies on matters regarding the Allensworth Community Plan.
7. The Sultana Urban Development Boundary should be reviewed every five years to determine if amendments are appropriate.
8. When considering any land use proposal, capital expenditure or other matters of community importance, the County of Tulare will request input from the local service district and other affected agencies.

# SULTANA COMMUNITY PLAN

---

Objective: Provide for appropriate buffers between areas set aside for commercial activities and single family residential uses.

Policies:

1. Require adequate setbacks, side and rear yards, landscaping and screening between living and working areas.
2. Utilize roadways, railroad right of ways and other physical features to separate planned living and working areas.

**Housing**

**GOAL I: Provide safer and adequate housing for all citizens within the community.**

Objective: Reduce deficiencies in existing housing stock.

Policies:

1. Apply the health, safety and welfare standards of the Tulare County Ordinance Code, which may require demolition of vacant substandard housing units.
2. Encourage relocation of families from substandard housing units by expanding affordable housing opportunities within the community.
3. Inform potential rehabilitators of substandard housing that incentives such as reduced building permit fees are available.
4. Encourage housing advocacy groups, such as Habitat for Human and Self-Help Enterprises, to initiate home maintenance/repair programs in Sultana.

Objective: Encourage new housing construction within the community to meet the needs of low and moderate income residents.

Policies:

1. Enable the housing industry to proceed with construction in a timely and cost-efficient fashion by providing adequate amounts of residential zoning.
2. Assure that the housing industry is made aware of residential development potentials in Sultana.
3. Coordinate residential zoning with availability of utilities and community services.
4. Provide adequate amounts of residential zoning to encourage the housing industry to proceed with construction of residential development in a timely and cost-efficient fashion.
5. Encourage housing advocacy groups, such as Habitat for Human and Self-Help Enterprises, to construct new housing.

Objective: Provide a role for mobile homes in satisfying community housing needs.

Policies:

1. Allow for development of mobilehome parks in appropriate locations.
2. Permit mobilehomes to be installed on residentially designated lots within the original townsite; however, mobilehomes shall not be allowed to occupy more than 25% of such lots.
3. Discourage mobilehomes on individual lots outside the original townsite, except when necessary for caretaker use in conjunction with commercial and industrial activities.
4. Require skirting or some other type of architectural screening to improve mobilehome appearance and safety.
5. Provide a role for mobilehomes and travel trailers in satisfying the seasonal housing needs of migrant populations.

# SULTANA COMMUNITY PLAN

---

## Economic Base

### **GOAL I: Develop a strong and diversified economy.**

Objective: Provide sufficient land for industrial and commercial development to meet the needs of the community and region and strengthen and maintain a viable community economy.

#### Policies:

1. Promote a concentration of industrial and commercial activities within selected areas to allow for cost efficient provision of necessary services and to protect residential neighborhoods.
2. Zone an area for a community shopping center in the northeastern portion of the community to meet local consumer needs.
3. Reserve areas with convenient highway access for highway-oriented commercial development, thereby encouraging outside cash flow into the community.

Objective: Provide the services necessary to support new industrial and commercial development.

#### Policies:

1. Encourage the Sultana to give priority to community service development in the areas reserved for commercial and industrial growth on the plan.
2. Place emphasis on development and upgrading of water supply facilities to meet fire protection standards in planned commercial and industrial areas.

Objective: Provide the necessary safe guards to attract quality industrial and commercial development to the community.

#### Policies:

1. Assure that commercial and industrial developments are designed so that traffic will not impact upon residential areas.
2. Develop standards for signs, landscaping, and fencing to improve the attractiveness of industrial and commercial areas.

## Environmental Quality and Public Safety

### **GOAL I: Preserve and enhance the quality of life for present and future generation of Sultana citizens.**

Objective: Upgrade the level of community health, sanitation and safety.

#### Policies:

1. Encourage capital improvements (curbs, gutters, streets paving, lighting, etc.) within existing developed areas which will upgrade the community image and improve safety.
2. Tulare County shall, within its authority, protect the public from danger to life and property caused by fire.
3. Tulare County shall, within its authority, protect the public against crime against people and property.

Objective: Provide sufficient open space for community recreation needs.

#### Policies:

1. Encourage reservation of open space for recreational purposes in conjunction with future residential developments.
2. Facilitate innovation in housing and subdivision design so that private recreation and open space areas can be accommodated.

#### Objective: Protect Agricultural Lands:

Land within the respective Sultana, which is designated as residential reserve, commercial reserve, or industrial reserve shall be retained in agricultural use until such time as conversion

# SULTANA COMMUNITY PLAN

---

to urban use (as defined in the Tulare County General Plan) is appropriate. When a rezoning occurs without a general plan amendment, the reserve designation shall be removed from the parcel.

The following criteria shall be used to determine when conversion to urban use is appropriate:

- The property is not subject to an agricultural preserve contract;
- Full urban services, schools, and infrastructure sufficient to serve urban development either are available or can be made available; and
- At least 30 % the property boundaries are contiguous on at least one side to existing urban development.
- Until productive agricultural lands are ready to be developed they shall be retained in parcels of sufficient size to allow agricultural uses.

Objective: Prohibit to the extent allowed by law activities that will have a significant adverse effect on the environmental quality of Sultana.

Policies:

1. Prohibit to the extent allowed by law residential development in excess of seven families per acre, until a sewage collection system is constructed.
2. Require a sufficient lot area for all new residential development to ensure an adequate area for on-site sewage disposal until a sewage collection system is constructed.
3. Prohibit to the extent allowed by law new intensive animal raising operations within the "windshed" area of Sultana.

# SULTANA COMMUNITY PLAN

## ASSESSMENT OF LAND NEEDS

Within the existing 260.9-acre Sultana Urban Development Boundary, agricultural activities, such as orchards and pasture and greater than five-acre rural residential properties (zoned AE-20 and A-1), currently occupy 80 percent (80%) of the UDB Area.

The ratio of urbanized acres per person is calculated by dividing the year 2014 population of 916 by 30 urbanized acres (area within the UDB), which equals 30.5 persons per urbanized acre (**see Tables 21 and 22**) showing population projections). This indicates much of the population lives in the higher density housing and the Census Designated Place is much broader. Projecting the population at a 1.3% growth rate adds 181 persons in Year 2030. Multiplying the 181 persons by the 1/4 ratio (25.30 %) suggests an additional 46 acres of land will be required to accommodate population driven development by the Year 2030, if projections are realized.

### Population Growth Forecast

Table 21 – Sultana Population Projections			
Growth Rate	2014	2020	2030
0.013	916	965	1098

### Demand Forecast

To determine whether there is enough land within the exiting UDB to accommodate anticipated growth within the community, the population growth and land use projections in year 2030 were compared to the vacant land available within the UDB.

### Population and Housing Units

The year 2015 baseline population and was determined by projecting the 2013 American Community Survey (Survey)<sup>11</sup> data population by an annual growth rate of 1.3% annually. The Survey indicated that in year 2013 the community had 232 dwelling units (including vacant dwellings) with a population of 916 persons. At an annual growth rate of 1.3%, the projected housing units are 244 and 278 in years 2020 and 2030, respectively, and projected population is 965 and 1098 in years 2020 and 2030, respectively.

Table 22 - Population Projects		
Year	Population	Growth (%)
2016	916	0.013
2017	928	0.013
2018	940	0.013
2019	952	0.013
2020	965	0.013
2021	977	0.013
2022	990	0.013
2023	1003	0.013
2024	1016	0.013
2025	1029	0.013
2026	1042	0.013
2027	1056	0.013
2028	1070	0.013
2029	1083	0.013
2030	1098	0.013

<sup>11</sup> See: [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml).



# SULTANA COMMUNITY PLAN

---

There are currently approximately 8 acres within the UDB that are developed for residential uses. Assuming that the land area needed to accommodate future population increases is consistent with annual population growth projections, the land use growth projections are also assessed at an annual growth rate of 1.3%. At this growth rate, there will be a total of approximately 68 acres of residential uses in Year 2030; that is, an increase of approximately 10 acres. As shown in **Table 25**, there are approximately 313 acres of undeveloped residential lands within the existing UDB. As such, there is adequate land available for development within the existing UDB to accommodate future residential growth through the Year 2030.

## Commercial and Industrial Uses

There are currently approximately 2 acres within the UDB that are developed for commercial uses and approximately 2 acres developed for industrial uses. Assuming that the land area needed to accommodate future commercial and industrial growth is consistent with annual population growth projections, the land use growth projections are also assessed at an annual growth rate of 1.3%. At this growth rate, there will be a total of approximately 2.5 acres of commercial uses and approximately 2.5 acres of industrial uses in the Year 2030; that is, an increase of approximately 5 acres total. As shown in **Table 24**, there are approximately 9 acres of zoned for commercial development and approximately 26 acres of industrial lands within the existing UDB. As such, there is adequate land available for development within the existing UDB to accommodate future commercial and industrial growth through the Year 2030.

## ECONOMIC DEVELOPMENT

Tulare County's current Economic Development Strategy focuses on the agricultural industry and pursuing grants. In rural areas, elimination of all barriers to economic development is the foundation for growth. This Plan addresses the following four potential barriers to Economic Development.

### Infrastructure

In order for more development to occur, service levels for water to be expanded. Grant funding is needed to increase service levels.

### Use Permits

There are a number of uses that currently require Planning Commission approval. In many cases, these uses are beneficial for the community and do not necessarily need discretionary review. In order to reduce the cost of and length of time to obtain entitlements, use permit requirements are being reduced.

### Education

Tulare County has five satellite campuses for four year universities: California State University-Fresno, CSU – Bakersfield, University of California- Davis, Fresno Pacific University, Brandman University, and the University of Phoenix. Community Colleges in Tulare County include the College of the Sequoias, Porterville College, and San Joaquin Valley College. Workforce Development Partners include Proteus Inc., and CSET.



# SULTANA COMMUNITY PLAN

Based on the 2009-2013 American Community Survey (see Table 23), the educational barrier in Sultana begins in grade school. Of the adults age 25 and older, 24.0% had an educational level of less than 9<sup>th</sup> grade. This lack of education could limit the types of jobs that these adults would be qualified to undertake. Improving educational attainment needs to begin in elementary school. As part of the Safe Routes to Schools, Tulare County will provide pedestrian facilities for children to walk or bike to school. This would provide a safer and easier route for children to get to and from school.

Table 23 - Education Attainment			
Educational Attainment	California	Tulare County	Sultana
Population 25 years and over	24,865,866	258,046	417
Less than 9th grade	10.1%	20.8%	47.2%
9th to 12th grade, no diploma	8.4%	11.2%	24.0%
High school graduate (& equivalency)	20.7%	25.0%	23.3%
Some college, no degree	22.0%	22.3%	2.2%
Associate's degree	7.8%	7.5%	2.4%
Bachelor's degree	19.6%	8.9%	0.0%
Graduate or professional degree	11.4%	4.3%	1.0%

2011-2015 American Community Survey 5-Year Estimates

## Health Care

Sultana residents do not have access to medical care within the community. The nearest medical clinic is approximately 4 miles away in Dinuba. Most residents report traveling the (4) miles to Dinuba or five (5) miles to Cutler/Orosi for medical care. This is concerning to residents especially during medical emergencies. Families without vehicles and one car families are especially affected by this. Families that do not have a car are forced to find transportation to access medical care in a nearby community by paying for a ride or using public transportation to travel there. Residents report that they are very concerned about the thought of having to travel so far in the case of a medical emergency. The nearest hospital is in Visalia 17 miles away, and it takes approximately 20-25 minutes for the nearest ambulance to get to Sultana from Visalia.

## LAND USE AND ZONING ACREAGES

### Land Use and Zoning District Updates

As suggested earlier, and based on the forecasted growth and the recommended Urban Development Boundary in the Opportunities and Constraints Analysis, the Land Use Plan (see Table 24) and Zoning Plan map (see Table 25) have been updated.

Proposed Land Use Table 24 - Proposed Land Use	
Proposed Land Use	Acres
Mixed Use	242.3
Unclassified (Right-of-Way)	18.5
TOTAL	260.9

Table 25 - Proposed Zoning	
Proposed Zones	Acres
AE-20	74.1
C-2-MU	9.0
M-1-MU	26.1
P-O	17.2
R-2-MU	1.1
R-3	5.0
R-3-MU	5.8
R-A	104.0
Unclassified (Right-of-Way)	18.5
TOTAL	260.9

# SULTANA COMMUNITY PLAN

---

## IMPLEMENTATION STRATEGY

The purpose of this section is to prescribe a proposed approach to implement the general plan recommendations contained in the Sultana Community Plan. The following components comprise the Sultana Community Plan implementation strategy:

Limitation of the A-1 Zoning District. Zoning Code Changes (changes to Use Permit issuance, eliminating the SR Combining Zone, Mixed-Use Overlay District, Zoning Map Update), Complete Streets/Safe Routes to School

### Zoning District Changes

As part of this Implementation Program for the Sultana Community Plan, there are a variety of changes to existing zoning districts. These changes are described below.

### Chapter 16 of the Zoning Code

Revise Chapter 16 of the Zoning Code to limit the uses that require a use permit. As part the Economic Development Strategy, use permit requirements are streamlined to allow for uses to be developed without discretionary review. That is, proposed uses will not have to undergo an approval process that involves a decision making action by the Tulare County Planning Commission or Board of Supervisors. Project design features and Administrative approval will serve as the mechanism to allow (regulate) land uses, activities, densities, and other conditions typically applied through the special use permit process.

### Mixed Use Overlay District

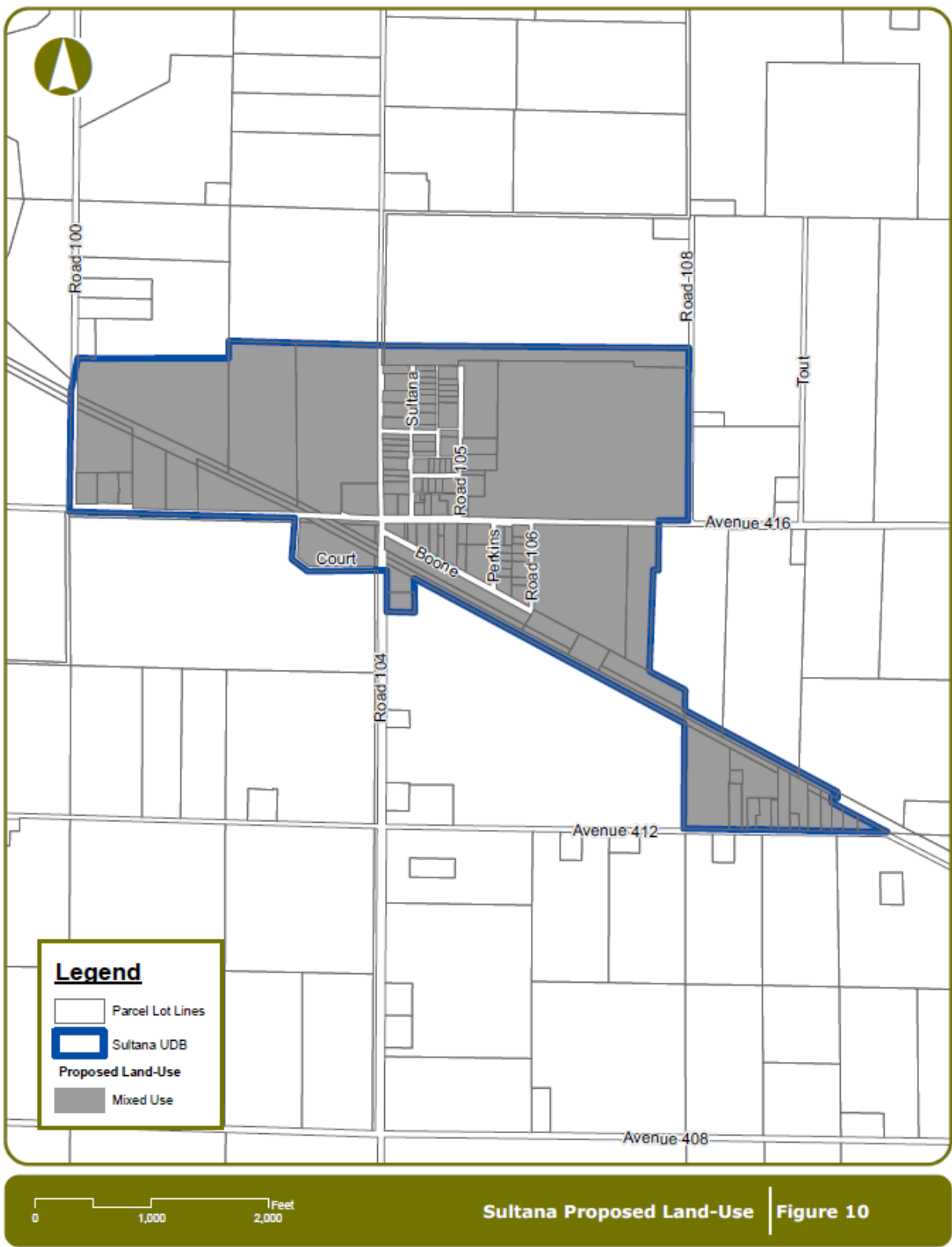
This alternative involves the creation of a Mixed Use Zoning Designation for the Community of Sultana.

### Zoning Map Update

The current Zoning Map (see **Figure 11**) for Sultana will be amended to be compatible with the Land Use Map(see **Figure 10**) outlined in the General Plan. There are a couple (see **Figure 12**) of zoning district changes that are proposed to allow the General Plan and Zoning Ordinance to be in conformity with each other (see **Figure 13**) Sultana Proposed Zoning.

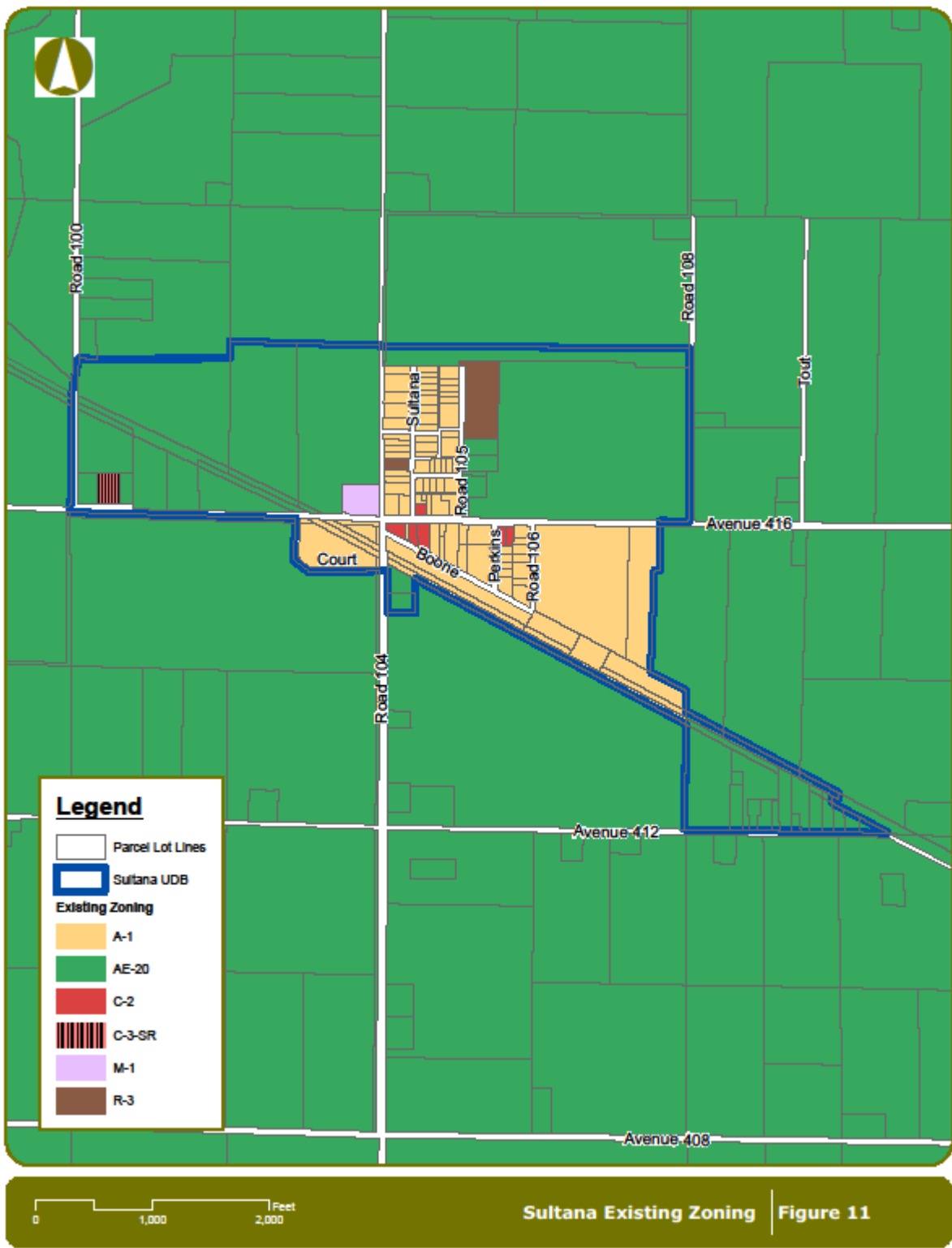
# SULTANA COMMUNITY PLAN

Figure 10 - Proposed Land Use Plan



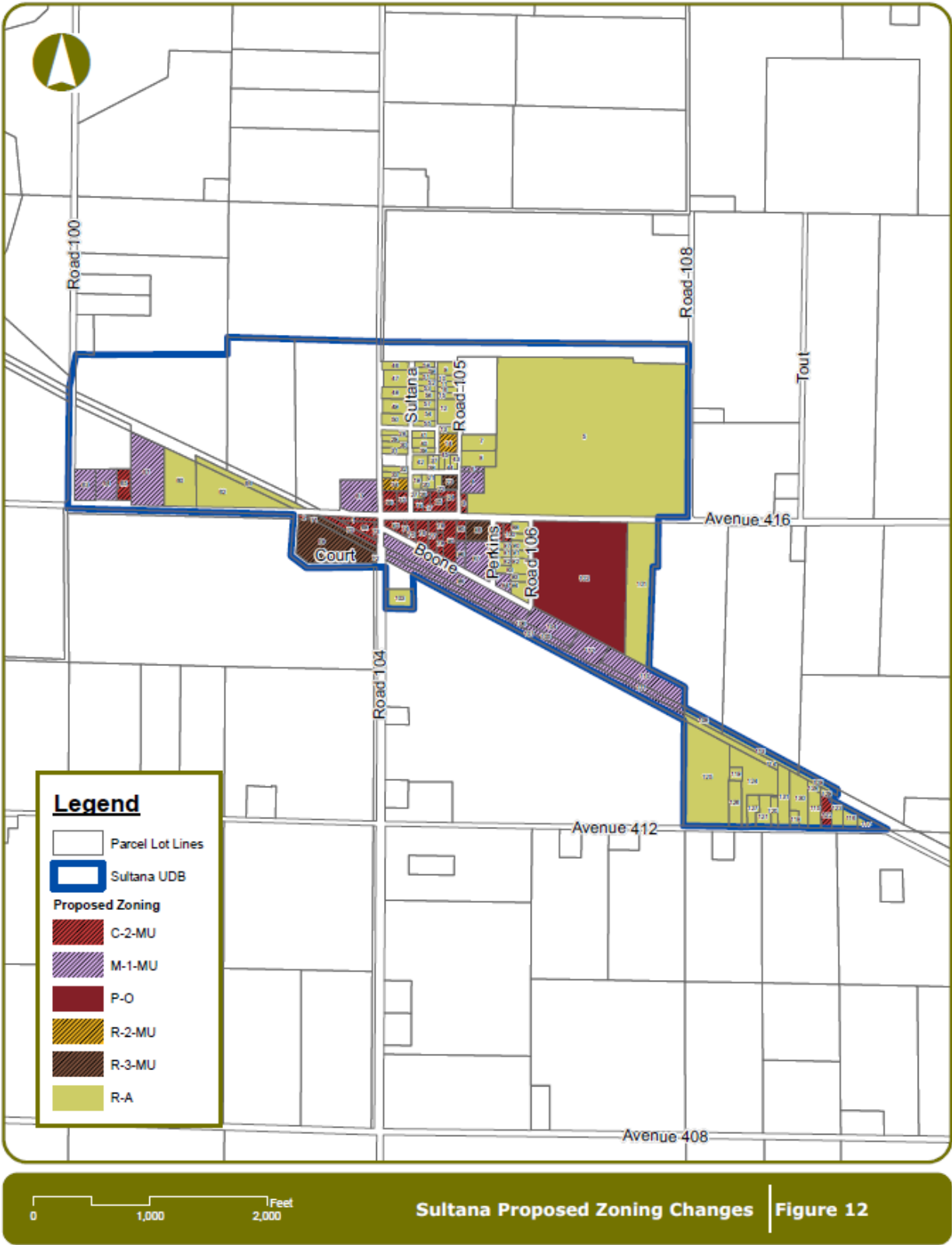
# SULTANA COMMUNITY PLAN

Figure 11 - Existing Zoning Plan



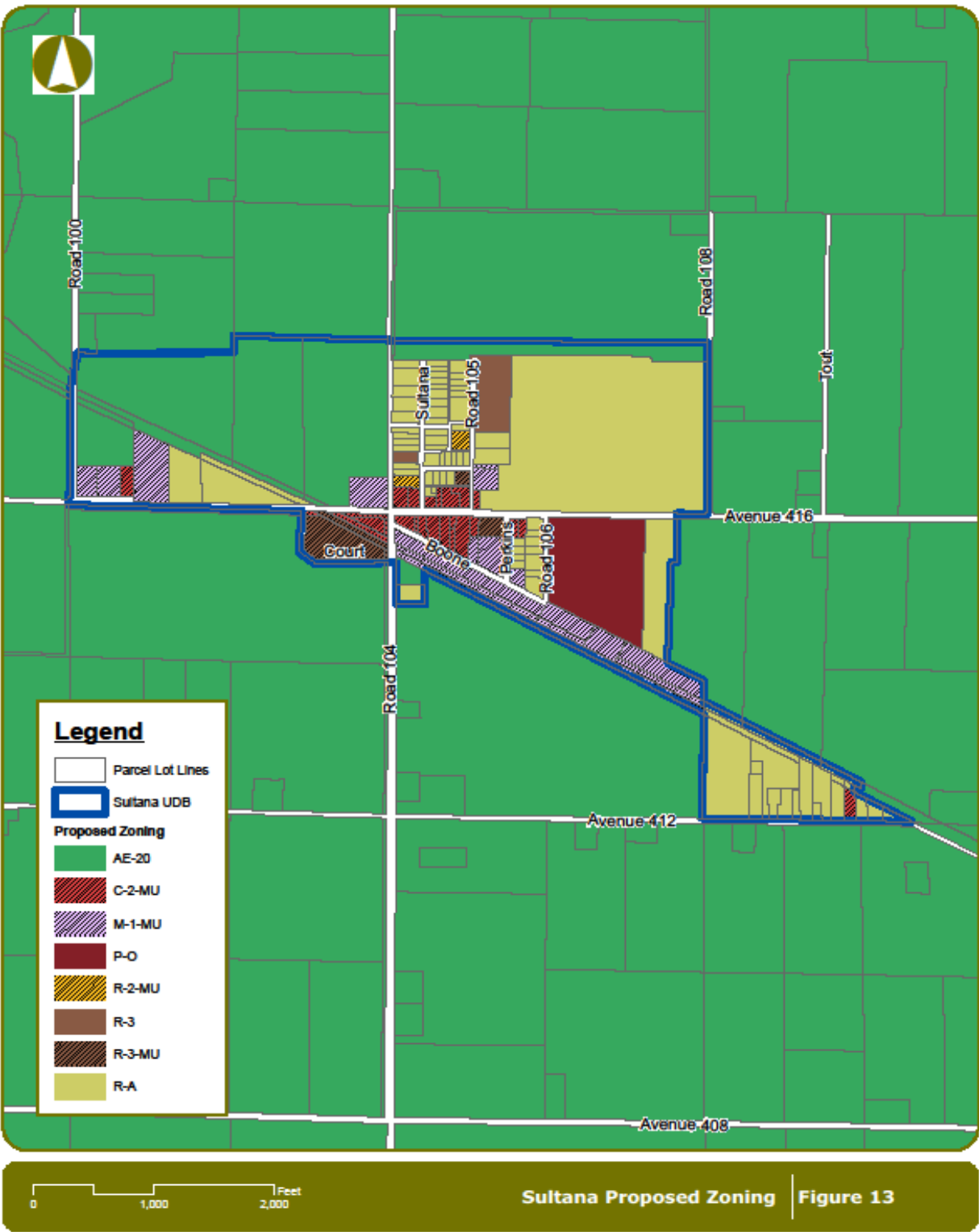
# SULTANA COMMUNITY PLAN

Figure 12 - Proposed Zoning Changes



# SULTANA COMMUNITY PLAN

Figure 13 - Proposed Zoning District



# SULTANA COMMUNITY PLAN

---

## **ATTACHMENTS**

A-1 – Use Permit Requirement Changes (Zone Change Text)

A-2 – Mixed Use Overlay District (Zone Change Text)

A-3 – Development Standards (Mixed Use Zoning Districts)

# SULTANA COMMUNITY PLAN

## A-1 Use Permit Requirement Changes (Zone Change Text)

### H. Permitted Uses

All of the following, and all structures and accessory uses directly related thereto in this section are entitled without a Special Use Permit (Conditional Use Permit). The following is allowed only in the various zones indicated below and within a community plan that adopted development standards for such entitled use. The proposed use must adhere to the adopted development standards of the community. The proposed use must also qualify for an exemption under the California Environmental Quality Act as determined by the Permit Center. The Permit Center will review the project for General Plan Policy, Community Plan Policy and development standard consistency and determine which environmental document is appropriate. Projects where the Permit Center is unable to make an immediate determination will be required to go through the Project Review Committee (PRC).

Uses that have an environmental effect on adjacent properties or necessitate mitigation measures through the California Environmental Quality Act will be required to apply for a PRC and a traditional use permit and legislative process through the County. These uses may have environmental or land use issues that may not be compatible with adjacent uses. These impacts may include but are not limited to; hours of operation (night time), noise (i.e. power tools such as impact drivers, or loudspeaker, etc) air quality (idle running vehicles) traffic, (number of vehicles) and odor. The Permit Center process is to determine the whether the use is by right or must go through the traditional use permit process. The following uses and zones shall be considered:

Permitted Uses		
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Animal hospital, clinic, and veterinarian office wherein only small/domestic animals (i.e. dogs, cats, etc.) are treated. Structure < 10,000 sq. ft.	C-1, C-2, C-3, M-1, M-2	
Antique and art store. Structure < 10,000 sq. ft.	C-2, C-3, M-1, M-2, R-3	C-2, C-3, M-1
Antique store containing less than one thousand (1,000) square feet of floor area	C-1, C-2, C-3, M-1, R-2, R-3	C-1, C-2, C-3, M-1
Apartment Hotel Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, R-3	O
Apparel stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Arcades, including video. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, R-3	C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Assemblage of people for educational or entertainment purposes. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, M-2	



# SULTANA COMMUNITY PLAN

Assembly of electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances. Structure < 10,000 sq. ft.	C-2, C-3, M-1, M-2	M-1
Assembly of small electrical equipment such as home and television receivers. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, R-3	M-1
Assembly of typewriters, business machines, computers, and similar mechanical equipment. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, M-2, R-3	M-1
Automated car wash (coin operated only). Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, M-2, R-3, AP	C-2, C-3, M-1
Automobile parking lots, public parking areas or storage garages. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, M-2, R-3, AP	
Automobile supply stores.	O, CO, C-1, C-2, C-3, M-1, R-3	C-2, C-3, M-1
Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning.	C-2, C-3, M-1, M-2	C-3, M-1
Bakery [employing not more than five (5) persons on premises].	O, CO, C-1, C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Bakery goods store.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Banks and financial institutions.	C-1, C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Barber shop or beauty parlor.	C-1, C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Bed and Breakfast Home with three or more guests rooms (Up to 5). Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-3, R-2	R-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Bicycle shops. Structure.	CO, C-1, C-2, C-3, M-1, R-3	C-2, C-3, M-1
Billiard or Pool hall Structure	C-2, C-3, M-1	C-2, C-3, M-1
Bird store or pet shop.	O, CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Blueprinting and Photostatting shop.	CO, C-1, C-2, C-3, M-1, AP	C-2, C-3, M-1
Boat sales and service. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1	C-3, M-1
Book binding. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, R-3	C-3, M-1
Book or stationary store. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1, R-3	C-1, C-2, C-3, M-1
Business and professional schools and colleges. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Business, professional and trade schools and colleges. Structure <	CO, C-1, C-2, C-3, M-1	C-3, M-1

# SULTANA COMMUNITY PLAN

10,000 sq. ft.		
Catering Shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Ceramic shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Christmas tree sales lots as a temporary use.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Church. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Clothes cleaning and pressing establishment. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Clothing and costume rental. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Confectionery store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Conservatory of Music. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Contractor's Storage Yards.	CO, C-1, C-2, C-3, M-1, AP	
Dairy products store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Department store Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Digesters	M-1	
Drug store or pharmacy. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Dry goods or notions store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Electric appliance stores and repairs Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Expansion, Alteration or Replacement of non-conforming buildings and uses. Structure < 10,000 sq. ft.	CO, C-1, C-2, M-1, R-1, R-2, R-3, R-A	
Family Day Care Home, Large (Up to CA State maximum).	CO, C-1, C-2, R-1, R-2, R-3, RA	
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Family Day Care Home, small.	CO, C-1, C-2, R-1, R-2, R-3, RA	R-1, R-2 R-3, C-1, C-2, C-3, M-1
Feed and seed stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, AP	C-3, M-1
Fire Station.	CO, C-1, C-2, C-3, M-1, AP	
Firewood sales yard.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Florist shop. Structure < 10,000 sq. ft.	CO, C-1, C-2, M-1, R-1, R-2, R-3, RA	C-1, C-2, C-3, M-1

# SULTANA COMMUNITY PLAN

Furniture store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Furniture warehouses for storing personal household goods, provided ground floor front is devoted to stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Gasoline filling station. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Gift, novelty or souvenir. Structure < 10,000 sq. ft.	CO, C-1, C-2, M-1, R-2, R-3, RA	C-2, C-3, M-1
Glass shop, retail, excluding major service activities. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-2, C-3, M-1
Grocery store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Grocery store, fruit store or supermarket. Structure < 10,000 sq. ft.	C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Gunsmith shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Hobby and art supply store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Hospital, sanitarium and nursing home. Structure < 10,000 sq. ft.	C-1, C-2, C-3, M-1, PO	
Household and office equipment and machinery repair shops. Structure < 10,000 sq. ft.	C-2, C-3, M-1, PO	C-3, M-1
Household appliance stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Ice storage house of not more than 5-ton storage capacity.	CO, C-1, C-2, C-3, M-1, AP	
Incidental manufacturing, processing and treatment of products. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-2, C-3, M-1
Interior decorating store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Jail or correctional (public facilities only).	C-2, C-3, M-1, M-2	
Jewelry store, including clock and watch repair. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Laundries. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Laundry, coin operated machines only. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Leather goods and luggage stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Linen supply services. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Liquor store. Structure < 10,000 sq. ft. Not within 300' of residential/School Site.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Locksmiths. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Massage or physiotherapy establishment Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Meat market or delicatessen store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3,

# SULTANA COMMUNITY PLAN

		M-1
Medical and orthopedic appliance stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, PO	C-2, C-3, M-1
Medical laboratory. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, PO	C-2, C-3, M-1
Memorial building, theatre, auditorium. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-3	
Micro-brewery. Structure < 10,000 sq. ft. *Allowed in C-1 and C-2 in conjunction with a restaurant.	M-1, M-2, C-3, *C-2, *C-1	M-2
Mini-warehouses. Structure < 10,000 sq. ft.	C-2, C-3, M-1, AP	C-3, M-1
Mobilehome for use by caretaker or night watchman.	CO, C-1, C-2, C-3, M-1	O, C-2, C-3, M-1
Motorcycle sales and service. Structure < 10,000 sq. ft.	C-2, C-3	C-3, M-1
Musical instrument repair shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Name plates. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-3	R-3, C-1, C-2, C-3, M-1
Nursery school. Structure < 10,000 sq. ft.	CO, C-1, C-2, M-1, R-1, R-2, RA, R-3, R-A	
Office, business or professional. Structure < 10,000 sq. ft.	CO, C-1, C-2, M-1, R-1, R-2, R-3, PO	C-1, C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Opticians and optometrists shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, PO	C-2, C-3, M-1
Paint and wallpaper stores. Structure < 10,000 sq. ft.	C-1, C-2, C-3, M-1	C-2, C-3, M-1
Pet shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Photo processing pick-up and delivery outlets. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Photographic and blueprint processing and printing. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Photographic developing and printing. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Photographic supply stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Picture framing shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Plumbing fixtures for retail sales. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Plumbing shops. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Police station.	O, CO, C-1, C-2, C-3, M-1, M-2	
Post Office.	CO, C-1, C-2, C-3, M-1, R-1, R-2, R-3, PO	O, C-1, C-2, C-3,

# SULTANA COMMUNITY PLAN

		M-1
Pressing establishments. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Printing, lithography, engraving. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Private club, fraternity, sorority and lodge. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Private greenhouses and horticultural collections. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-1, R-2, R-3, R-A	R-1, R-2 R-3, C-1, C-2, C-3, M-1
Public library.	CO, C-1, C-2, C-3, M-1, R-1, R-2, R-3, R-A	R-3, C-1, C-2, C-3, M-1
Public Park or playground.	O, MR, CO, C-1, C-2, C-3, M-1, M-2 R-1, R-2, R-3, R-A, AP	
Public utility structure.	CO, C-1, C-2, C-3, M-1, MR, RO, R-1, R-2, R-3, R-A, PO, O, AP	
Radio and television broadcasting studios. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Radio and television repair shops. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Radio, microwave and television towers (Over 75 feet or within 2 miles of an airport).	C-2, C-3, M-1, M-2	
Real Estate Offices. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-1, R-2, R-3, R-A	
Recreation center. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Repairing and altering of wearing apparel. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Resort Structure. < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Restaurant. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Restaurant, tea room or cafe. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1, R-1, R-2, R-3, R-A	C-1, C-2, C-3, M-1
Retail office equipment sales. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Retail sales of sporting goods, boats, boat motors, boat trailers, trailer coaches and their repair, rental and storage. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1	
Retail stores and offices incidental to and located on the site of a hotel, motel, resort, restaurant or guest ranch. Structure < 10,000 sq. ft.	O, CO, C-1, C-2, C-3, M-1	
Rug and carpet cleaning and dyeing. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Satellite antenna sales. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Satellite television antennas.	CO, C-1, C-2, C-3, M-1	

# SULTANA COMMUNITY PLAN

School, private.	CO, C-1, C-2, C-3, M-1, PO	
School, public.	CO, C-1, C-2, C-3, M-1, PO	
Scientific instrument stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Secondhand stores, pawn shops and thrift shops. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Shoe repair shop. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Shoe store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Sign painting shops. Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-3, M-1
Small appliance sales and service. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Soda fountains. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Sporting goods store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Stamp and coin stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Storage of petroleum products for use on the premises.	CO, C-1, C-2, C-3, M-1	
Studios (except motion picture). Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Tinsmith Structure < 10,000 sq. ft.	C-2, C-3, M-1	C-2, C-3, M-1
Tire sales (no retreading or recapping). Structure < 10,000 sq. ft.	C-2, C-3	C-2, C-3, M-1
Tobacco and cigar stores. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Tourist Court. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	
Toy store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Zoning District Uses	New Entitled Zone	Prior Entitled Zone
Trailer and recreation vehicle sales, service and rentals. Structure < 10,000 sq. ft.	C-2, C-3, M-1, M-2, AP	C-3, M-1
Travel agencies. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Variety store. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Video machine and tape sales/rental. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-1, C-2, C-3, M-1
Warehouses except for the storage of fuel or flammable liquids and explosives. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-3, M-1
Watch and clock repair shop. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1
Wedding chapel. Structure < 10,000 sq. ft.	CO, C-1, C-2, C-3, M-1	C-2, C-3, M-1

# SULTANA COMMUNITY PLAN

## A-2 Mixed Use Overlay District (Zone Change Text)

The following regulations shall apply in the Community of Sultana, unless otherwise provided in this Ordinance.

- PURPOSE**      **A.**      The purpose of this zone is to allow for mixed uses. Allowing a mix of uses promotes flexibility in the types of entitlements that can be issued. Economic Development can be pursued with a wide variety of development potential. In addition, mixed use can allow for decreased vehicles miles traveled if residential uses are mixed with uses for employment.
- APPLICATION**      **B.**      This overlay zone only applies to the community of Sultana.
- USE**      **C.**      No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses allowed in this this overlay zone are outlined in the community plan for Sultana.

Within the Mixed-Use Zoning District, all uses outlined in the M-1, C-3, C-2, C-1, R-1, R-2 and R-3 uses are allowed. Uses and activities that are found by the Planning Director to be similar to and compatible with those specific zoning districts are also allowed. In addition, use and activities determined to be compatible by the Planning Commission and the Board of Supervisors with the above-mentioned zoning districts are also allowed.

All conditional uses allowed in these zoning districts shall also be allowed by right with exception of the following combination of uses:

All uses shall not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the county. All uses shall limit impacts related to smoke, fumes, dust,

Uses/Combination of Uses reviewed by Planning Commission
Auto wrecking and Residential
Battery Manufacture and Residential or Commercial
Biomass Fuel Production and Residential
Flammable Liquids over 10,000 gallons
Hazardous Waste Facility
Planning Mills and Residential or Commercial
Sand blasting
Slaughterhouse and Residential
Solid Waste Recycling and Residential
Super service stations and Residential
Airport
Heliport

# SULTANA COMMUNITY PLAN

---

gas, noise, odor, vibrations and other hazards to be considered an allowed use without the need for a special use permit. All allowed uses are subject to the determination of appropriateness by the Director of Planning.

The Director of Planning has the option of deferring any land use application allowed in this district to the Planning Commission for review and decision.

## DEVELOPMENT

1. Height: No building or structure hereafter erected or structurally altered shall exceed six (6) stories or seventy-five (75) feet to uppermost part of roof.
2. Front Yard: 0 Feet
3. Side Yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for a commercial building shall not be required.
4. Rear Yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required.
5. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section.
6. Floor Area Ratio: The maximum Floor Area Ratio is 2. The Floor Area Ratio is the amount of square feet of all structure allowed on a parcel based on parcel size.
7. Distance between structures: The minimum distance between structures is 10 feet.
8. Parking: Off-street parking and loading shall be required in conformance with Section 15.
9. Fences, Walls, and Screening: Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-A, R-O, R-1, R-2, and R-3), there shall be a solid wall, fence or equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in the required front or side yard. 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. Fulfillment of the requirement of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable buildings and



# SULTANA COMMUNITY PLAN

---

zoning regulations and which were existing in a commercial or manufacturing zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of property is approved by Tulare County.

All other Development Standards are outlined in the Community Plan for Sultana. Conformance to development standards is required for all development; however, the Planning Director, Planning Commission, or Board of Supervisors may provide exemptions to particular development standards when deemed appropriate.

# SULTANA COMMUNITY PLAN

---

## A-3 Development Standards (Mixed Use Zoning District)

---

To promote Economic Development within the Sultana Urban Development Boundary, a Mixed Use Overlay zoning district is being established to allow for flexibility in the allowed uses within Sultana. In addition, the use permit restriction is updated to allow for ministerial approval [by the Planning Director]. Development standards are established to ensure high quality development within this mixed use overlay district. To promote Economic Development within the Sultana Urban Development Boundary, a Mixed Use Overlay zoning district is being established to allow for flexibility in the allowed uses within Sultana. In addition, the use permit restriction is updated to allow for ministerial approval [by the Planning Director]. Development standards are established to ensure high quality development within this mixed use overlay district.

### ARCHITECTURE

A-1 Entries to buildings should be individualized and clearly identifiable.

A-2 Retail spaces should be accessed directly from the sidewalk, rather than through lobbies or other internal spaces.

A-3 Entrances to upper story uses should not be as prominent as the primary entrances to first story uses.

A-4 The height of first floor commercial should have a minimum ceiling height of 12 feet.

A-5 Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.

A-6 Each building should have a defined base, body, and cap segment

A-7 Blank walls on ground floor facades adjacent to public sidewalks, public right-of-ways, and public spaces are prohibited.

A-8 Ground floor window openings should range between fifty (50) to eighty (80) percent of the ground floor façade adjacent to sidewalks and private and public plazas, patios, and courtyards. These window openings should consist of transparent “storefront” windows. Second story windows should not exceed fifty (50) percent of the total exterior wall surface.

A-9 Three-dimensional cornice lines, parapet walls, and/or overhanging eaves should be used to enhance the architectural character of the building.

A-10 Wall surfaces should not exceed 250 square feet without including some form of articulation. Acceptable forms of articulation include use of windows, varied reveal patterns, change in material, texture, color, or detail; and a change in wall plane location or direction.

A-11 Openings in the façade should be accentuated with paint, tile, shutters, awnings, planters, and/or other appropriate architectural features in order to create varied shadows and a rich visual texture.

# SULTANA COMMUNITY PLAN

---

A-12 Articulation and detailing of the exterior walls at the ground level, should be integrated with landscape features (trees, plants, walls, trellises, and unique land forms) to ensure an appropriate transition from ground to wall plane.

A-13 An equal level of architectural detail and landscaping should be incorporated into all sides of freestanding buildings, because they are generally visible from all sides.

A-14 Architectural details should be fully integrated into the design of the building to avoid the appearance of afterthought elements or elements that are “tacked on” to a building.

A-15 Finish materials that give a feeling of permanence and quality should be used at ground level facades.

A-16 A consistent use of window style, size, trims, and accents should be used to ensure a consistent character along the building façade.

A-17 Exposed structural elements (beams, trusses, frames, rafters, etc.) are acceptable when appropriately designed to complement the over design of the façade.

A-18 Tilt-up buildings should incorporate decorative trim, recessed/projecting panels, recessed windows/doors, accent materials, and varied roof height to increase visual interest.

A-19 New buildings located at the corner of the block may be more massive in scale than adjacent buildings to better define the street intersection.

A-20 Corner buildings should have a strong relationship to the corner of the intersection by incorporating a unique architectural element or detail at the corner; such as a tower or primary building entrance.

A-21 Corner buildings should present equally important facades of similar appearance on both streets.

A-22 Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades which are visible from public areas. In these locations, display windows, store entrances, and upper windows are encouraged. When this is not feasible, consider the use of ornament, murals, or landscaping along large blank walls.

A-23 Remove alterations whose design and/or materials are not consistent with the overall character of the building.

A-24 Where off-street parking or an alley is provided behind a building, a secondary entrance to both first floor and upper floor uses should be provided at the rear of the building.

A-25 Locate and design required vents and access doors to minimize their visibility from public spaces.

A-26 Use high quality detailing for new buildings and replacement elements. For example, new or replacement windows should have sash and frame thicknesses and window depths which are similar to those of original or historic windows. Such level of detailing provides an interplay between light and shadow which adds interest and visual depth to the façade.

A-27 Loading docks, storage areas, and service facilities should be located at the rear of the building and screened from the street as necessary.

A-28 Conceal all electrical boxes and conduits from view, and position light sources to prevent glare for pedestrians and vehicles.

# SULTANA COMMUNITY PLAN

---

## **ROOFS AND AWNINGS**

RA-1 Awnings should be compatible with other awnings nearby, particularly those on the same building, when these awnings complement the architectural character of the building.

RA-2 Canopies and awnings should be compatible with the style and character of the structure on which they are located.

RA-3 Use matte canvas fabric for awnings; not vinyl, fiberglass, plastic, wood or other unsuitable materials. Glass and metal awnings may be appropriate for some buildings, but must be consistent with the architectural style of the building.

RA-4 Include architectural features such as awnings, canopies, and recessed entries that can protect pedestrians from inclement weather. Design these features as integral parts of the building.

RA-5 Awnings and canopies should not hang below the top of the first floor storefront window. In addition, awnings and canopies should be at least ten (10) feet above the sidewalk.

RA-6 Canopies and awnings should not project more than seven (7) feet from the surface of the building.

RA-7 Awnings and canopies that project into the public right-of-way should not impede pedestrian or vehicular movement.

RA-8 Roof forms, lines, masses, and materials should be continuous and consistent with the overall style, character, scale, and balance of the building.

RA-9 Roof overhangs and exposed structural elements should be designed to be consistent with the overall style and character of the building.

RA-10 Roof mounted HVAC equipment, ducts, vents, and other equipment should be screened from public view.

RA-11 Mansard roofs are prohibited.

RA-12 All flat roofs should have 90% of the roof area covered by solar panels. All sloped roofs should have 50% of the roof area covered by solar panels. Roofs should be painted or colored with a bright white (or similar color) with a reflective glossy finish.

## **SITE PLANNING**

SP-1 Place entrances to storefronts and other ground floor uses so that they are accessible directly from the public sidewalk, not internal lobbies.

SP-2 On corner sites, a prominent streetscape presence should be established and visual interest should be created by either locating buildings near the intersection to enliven the streetscape or using landscaping to frame the intersection. Parking areas immediately adjacent to intersections are discouraged.

SP-3 Structures and site improvements should be located and designed to avoid conflict with adjacent uses.

SP-4 Gates to parking areas should be designed with materials and color that are compatible with the site.

SP-5 Multi-story buildings that overlook private or common area open space of adjacent residences should be designed to protect privacy of these spaces.

# SULTANA COMMUNITY PLAN

---

SP-6 Gates to parking areas should be located to prevent vehicle stacking or queuing on the street.

SP-7 Primary site and building entry points are strongly encouraged to generate visual interest with special design features such as decorative or textured paving, flowering accents, special lighting, monuments, walls, shrubs, water features, and the use of sizeable specimen trees.

SP-8 To the extent feasible and practicable, parcels should share access driveways to minimize curb cuts and traffic congestion.

SP-9 Cul-de-sacs are inappropriate except when a freeway, railroad, or canal prevents connectivity.

SP-10 Block lengths should be short, averaging 200 to 300 feet. Maximum block length is be 500 feet.

## **LANDSCAPING**

LA-1 Projects should provide, and maintain, landscaped buffers between commercial uses and low-density residential uses, between industrial and residential uses, and between commercial and industrial uses. Plant material will be placed in a manner to suggest natural growth as opposed to a rigid barrier.

LA-2 A predominance of deciduous tree species is encouraged to shade western, southern, and southwestern exposures.

LA-3 The parking lot should not be the dominant visual element of the site as viewed from the street. Locate or place parking lots at the side and rear of buildings or use parking lot screening to soften their appearance. Screen parking lots: Utilize a hedge (recommended height of 36 inches) with a rolling berm to screen parking at the street periphery

(Minimum shrub container size should be 5 gallons.)

LA-4 Project sites should be designed so that areas used for outdoor storage, and other potentially unsightly areas are screened from public view. All service yards and outdoor storage areas should be enclosed or screened from view.

LA-5 Loading areas, access and circulation driveways, trash, and storage areas, and rooftop equipment should be adequately screened from the street and adjacent properties, as deemed necessary. To the fullest extent possible, loading areas and vehicle access doors should not be visible from public streets.

LA-6 Loading driveways should not back onto streets or encroach into landscaped setback areas.

LA-7 Loading doors should be integrated into building elevations and given the same architectural treatment where feasible.

LA-8 Utility equipment such as electric and gas meters, electrical panels, and junction boxes should be screened from view or incorporated into the architecture of the building.

LA-9 Utility devices, such as transformers and backflow preventers, should not dominate the front landscape area.

LA-10 All utility lines from the service drop to the site should be located underground.

LA-11 When security fencing is required, it should be a combination of solid walls with pillars and offsets, or short solid wall segments and segments with metal fencing. Chain-link fencing is strongly discouraged when facing public view and should only be used as interior fencing.

# SULTANA COMMUNITY PLAN

---

LA-12 Retaining walls at retention basins should utilize a stepped or terraced motif as a visual tool to maintain appropriate human scale.

LA-13 Retention basins visible to public view and common open spaces should be contoured and landscaped in a creative manner to minimize a harsh utilitarian appearance. When feasible, it is recommended to beneficially use the run-off storm water as supplemental watering for the landscape plants.

LA-14 Parking lot run-off should be routed through turf or other landscaping.

LA-15 Parking lots located adjacent to the sidewalks or right-of-ways should be screened to a height of thirty six (36) inches above the grade with landscaping and/or low high quality fencing.

## **REFUSE AND STORAGE AREAS**

R-1 Trash storage must be enclosed within or adjacent to the main structure or located within separate freestanding enclosures.

R-2 Trash enclosures should be unobtrusive and conveniently accessible for trash collection but should not impede circulation during loading operations.

R-3 Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.

R-4 Trash and storage enclosures should be architecturally compatible with the project design. Landscaping should be incorporated into the design of trash enclosures to screen them and deter graffiti.

## **LIGHTING**

LI-1 Provide lighting at building entrances and for security at ground level.

LI-2 Lights should be shielded and point down toward the ground.

LI-3 Parking lot should have uniformly spaced night lighting.

LI-4 Well-lit sidewalks and/or pedestrian walkways should be located to provide safe access from the parking lot to the street sidewalk.

LI-5 Exterior architectural lighting should fully compliment a building's design and character. Light fixtures should work in conjunction (size, scale, and color) with the building's wall, roof.

LI-6 Street lighting features should be "pedestrian scale" at twelve (12) to eighteen (18) feet in height above the curb.

## **WALLS AND FENCES**

WF-1 Wall/fence design should complement the project's architecture. Landscaping should be used to soften the appearance of wall surfaces.

WF-2 Walls and fences within front and exterior side yards of commercial sites should be avoided.

WF-3 Unless walls are required for screening or security purposes they should be avoided.

WF-4 Security fencing should incorporate solid pilasters, or short solid wall segments and view fencing.

# SULTANA COMMUNITY PLAN

---

WF-5 Front yard fences should not abut the sidewalk. The fence should be set back from the sidewalk at least 2 to 3 feet to allow room for landscape materials to soften the fence and to ensure pedestrian comfort.

WF-6 Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to complement the architecture of the industrial park.

WF-7 Gates should be provided in walls or fences where necessary to allow emergency access.

WF-8 High perimeter walls and walls topped with barbed wire, razor wire, or broken glass are strongly discouraged.

WF-9 Inordinately long walls or fences should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.

WF-10 Chain link fences should not be visible from streets.

WF-11 Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets (12-feet wide by 3- feet deep) should be provided at 70-foot minimum intervals along the wall.

## **STREETSCAPE**

ST-1 A consistent pavement material of varied texture and color should be applied to all crosswalks to clearly define pedestrian crossings, to slow down traffic.

ST-2 Sidewalks widths, excluding curbs, should be a minimum of five (5) feet.

ST-3 Curb and gutters should be constructed with all new development.

ST-4 A planting strip, or tree lawn, 3 to 5 feet wide should be located between the sidewalk and the curb of the street. Existing tree lawns should be preserved.

ST-5 New street trees should be planted on the curb edge of the sidewalk in front of all new development projects.

## **SIGNAGE**

SI-1 Sign letter and materials should be professionally designed and fabricated.

SI-2 Each storefront with a ground floor entrance should be allowed two signs that should be attached to the building.

SI-3 All electrical conduits should be concealed from public view.

SI-4 For commercial uses, the primary wall sign should be in the space above a storefront and visibly oriented towards the street.

SI-5 For commercial uses, a secondary sign should be smaller than the primary sign and be oriented towards passing pedestrians. It should extend out perpendicular to the building façade and be mounted or hung from the wall beneath an awning or above a first-floor window. The bottom of the wall-mounted sign should be located at least eight (8) feet above the sidewalk. The outer face of the sign should not extend more than four (4) feet from the edge of the building surface, and the maximum area of the sign should have no more than six (6) square feet.

SI-6 Signs should be designed to be compatible with building design in terms of relative scale, overall size, materials, and colors. No sign should dominate the façade. Signage elements should incorporate materials colors, and shapes that appropriately reflect and compliment the building's architecture.



# SULTANA COMMUNITY PLAN

---

SI-7 Large signs that dominate a building façade or the streetscape should not be permitted.

SI-8 Signage should be constructed of high quality, low maintenance, and long-lasting materials. Except for banners, flags, temporary signs, and window signs, all signs should be constructed of permanent materials and should be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

SI-9 No more than twenty (20) percent of window area should be obstructed by signs, posters, advertisements, painted signs, and/or merchandise, and the top one half of the window should be permanently clear and free of obstructions. Awning signage should be of a replaceable-type to accommodate tenant turnover.

SI-10 Wall, canopy, under-canopy, and marquee signs should not exceed three-fourths (3/4) square foot of aggregated display area per lineal foot of frontage.

SI-11 Awning sign should be mounted on the hanging border of the awning and should not protrude beyond the awning surface.

SI-12 Wall signs or advertisements should not project more than twelve (12) inches from the wall face to which they are mounted, should not project beyond building eaves, and should be mounted flat throughout their length and height.

SI-13 Signs for individual tenants within a multiple-tenant, such as offices located above the ground floor, should be grouped together and appropriately scaled to a pedestrian-oriented retail environment.

SI-14 Fin signs or under marquee sign are permitted provided that they are installed with a minimum of eight (8) feet clearance from the lowest point on the sign and support to the top of the walking surface below it.

SI-15 Awning signs and face-mounted signs are permitted provided that the sign should have no more than one line of text and that maximum text height is twelve (12) inches.

SI-16 No signs should be erected in any manner in which the sign, in whole or in part, would create a hazardous condition to pedestrian or automobile traffic alike.

SI-17 Additional business signs should be permitted on windows and on the vertical face of awning valances provided that the signs are permanent in nature and of high quality.

SI-18 The following signs are strictly prohibited:

- Roof signs, signs located above the roof or parapet lines.
- Permanent banner signs.
- Posters.
- Painted window advertisements.
- Billboards
- Large auto-oriented pole-mounted or “lollipop signs.”
- Moving signs and flashing signs.

SI-19 Signs advertising an activity, business product, or service no longer conducted on the premises, and/or signs frames, structural members, or supporting poles remaining unused for a period of six (6) months should be removed from the site or building by the property owner.

SI-20 Address markers should be easily identifiable and readable from the street.



# SULTANA COMMUNITY PLAN

---

SI-21 Freestanding, ground-mounted and monument signs should be not less than one (1) foot behind a property line or designated right-of-way for vehicular and pedestrian traffic, but in no case should be more than ten (10) feet behind a sidewalk and ten (10) feet from any vehicular entrance or driveway. These signs should not interfere with the safety of vehicular traffic entering or exiting the premises.

SI-22 The maximum height of monument signs should be five (5) feet above the top of concrete curb.

SI-23 One freestanding or monument sign with a maximum of thirty-two (32) square feet of display area should be allowed on each street frontage of more than fifty (50) feet. Where two (2) or more freestanding or monument signs are allowed on a single street frontage, one freestanding or monument sign with a maximum of fifty (50) square feet of display area may be used in lieu of several signs on the same frontage.

SI-24 All gateway signs should have a consistent character and style.

SI-25 A hierarchy of gateways signs should be established to differentiate between major and minor gateway entrances.

SI-26 Major gateway signs should be designed as visually prominent towers, monuments, or street spanning arches.

SI-27 Minor gateway signs should be visible to automobile traffic, but also be low enough to be visible to pedestrian traffic.

## **SERVICE STATIONS AND CAR WASHES**

SS-1 Service and carwash bays should not face residential properties or the public street. The visibility of service bays and carwash opening should be minimized.

SS-2 Gas pump canopies should be ancillary to the main building structure. The retail market/office building segment of the facility should be oriented along the street frontage, whenever possible.

SS-3 All structures on the site (including kiosks, carwash buildings, gas pump columns, etc.) should be architecturally consistent and related to an overall architectural theme.

SS-4 Canopy light fixtures should be recessed into the canopy.

SS-5 Outdoor equipment, such as vent risers and clean air separators, should be screened either with an enclosure or if site configuration topography permits, away from street view, screened with landscaping or located at a grade differential.

SS-6 Site-specific architectural design contextual to surroundings is strongly encouraged. Designs based solely on corporate or franchise models are strongly discouraged.

## **AUTO REPAIR SERVICES**

AR-1 Building design should be stylistically consistent, and compatible with surrounding buildings through use of similar scale, materials, colors, and/or detailing.

AR-2 Building materials should have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are discouraged.

AR-3 Vehicle drop-off areas should be provided to prevent vehicle overflow to adjacent streets.

# SULTANA COMMUNITY PLAN

---

## **CONTRACTOR, BUILDING SUPPLY, OR LANDSCAPING YARDS**

BS-1 The main office or building should be located along the street frontage to screen outdoor sales and minimize the visibility of storage of materials and vehicles.

BS-2 Customer parking should be provided close to the building and not interspersed in the yard.

BS-3 All outdoor contractor vehicle storage areas should be enclosed with a screen of sufficient height and constructed with durable and high-quality materials that are compatible with the building and site.

## **CONSUMER STORAGE FACILITIES**

SF-1 The administrative office should be located in a building or building element that is human scale and located in proximity to the street.

SF-2 Parking for visitors should be located near the administrative office, outside of any gated portion of the facility.

SF-3 A storage facility should be consistent with its surrounding area in scale and appearance, through the use of building size transitions, architecture, and landscaping.

SF-4 Loading doors for individual storage units should not face outward toward streets.

SF-5 In order to break up the mass of larger buildings which containing storage units, provide horizontal and vertical articulation through the use of building offsets, windows, and variations in colors and materials.

SF-6 Any area intended for the storage of automobiles and recreational vehicles should

be located towards the rear of the site or screened with an enclosure of adequate height

## **SPECIAL CONDITIONS**

SC-1 The project should emit no smoke or should reduce the amount of smoke from an existing use.

SC-2 The project should emit no fumes or should reduce the amount of fumes from an existing use.

SC-3 The project should implement dust control measures sufficient to minimize or prevent dust emissions. Measures should be consistent with, or more effective than, those required by the Valley Air District.

SC-4 The project should emit no odors or should reduce the amount of odors from an existing use.

SC-5 The project should not create noticeable vibrations.

# SULTANA COMMUNITY PLAN

---

## APPENDICES

Appendix A: Planning Commission Resolutions

Appendix B: Board of Supervisors Resolution

**Appendix A – Planning Commission Resolutions**

Addendum Environmental Impact Report and MMRP-Resolution No. 9371

General Plan Amendment GPA 17-035-Resolution No. 9372

Section 18.9 “Mixed Use” Combining Zone-Resolution No. 9373

Section 16 “By Right Uses”-Resolution No. 9374

Zoning Districts Map-Resolution No. 9375

Sustainable Community Plans-Resolution No. 9376

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF THE ADDENDUM EIR )  
AND MITIGATION MONITORING AND REPORTING )  
PROGRAM FOR THE COMMUNITY PLANS 2017 ) RESOLUTION NO. 9371  
UPDATE AND PROPOSED CHANGES TO THE )  
LAND USE MAPS AND ZONING CHANGES )  
THAT ARE NECESSARY FOR CONSISTENCY WITH )  
THE GENERAL PLAN PARTS I, AND PART III )  
AMENDMENTS (GPA 17-035) )

Resolution of the Tulare County Planning Commission recommending to the Board of Supervisors adoption of the Addendum to the (2012) Tulare County 2030 General Plan Final Environmental Impact Report for the Community Plans 2017 Update set forth in attached Exhibit "A" and Mitigation Monitoring and Reporting Program (MMRP) set forth in Exhibit "B" for the entire Community Plans 2017 Update which consists of General Plan Amendment No. GPA 17-035 amendment to Part I General Plan Amendment to the Planning Framework, Land Use, Environmental Resources Management (Open Space), and Transportation and Circulation, and Part III amending the Tulare County General Plan to adopt Community Plans and Urban Development Boundaries, (Alpaugh General Plan Amendment No. GPA 17-004, East Orosi General Plan Amendment No. GPA 17-034, London General Plan Amendment No. GPA 17-008, Richgrove General Plan Amendment No. GPA 17-012, and Sultana General Plan Amendment No. GPA 17-012, Change of Zones (PZC 17-004 Alpaugh Zoning District Map, PZC 17-005 East Orosi Zoning District Map, PZC 17-008 London Zoning District Map, PZC 17-011 Richgrove Zoning District Map, PZC 17-012 Sultana Zoning District Map , for an amendment PZC 17-042 to Section 16 of Ordinance No. 352, to allow additional by-right uses within the Alpaugh, East Orosi, London, Richgrove, and Sultana Urban Development Boundary, and Zone Ordinance Amendment No. PZC 17-041 establishing a Mixed Use Combining Zone in Alpaugh, East Orosi, London, Richgrove, and Sultana (incorporated by reference herein). The unincorporated Communities are located within the Mount Diablo Base & Meridian as follows: Alpaugh, Sections, 27, 28, 33 & 34, Township 23S, Range 23E, East Orosi, Sections 9, & 16, Township 16S, Range 25E, London, Sections 1, 2, 11 & 12, Township 20S, Range 25E, Richgrove, Section 36, Township 24S, Range 26E, and Section 31, Township 24S, Range 27E, and Sultana, Sections 10, 11, 14 & 15, Township 16S, Range 24E; and,

WHEREAS, the Tulare County Board of Supervisors, on April 4, 2017, approved General Plan Initiation (GPI 17-001) which initiated the action to amend the Tulare County General Plan pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California; and,

WHEREAS, the General Plan Amendment will accomplish the following: (1) update the Planning Framework Element, Land Use Element, Environmental Resources Management Element (Open Space), and Transportation & Circulation Element; (2) add Alpaugh, East Orosi, London, Richgrove, and Sultana to the Mixed-Use Combining Zone; (3) allow additional by-right uses

within the aforementioned Communities; and (4) rezoning of properties consistent with the Land Use Element, as amended; and,

WHEREAS, The County prepared a Final EIR for the 2010 draft Tulare County General Plan 2030 Update (SCH #2006041162) and released the Final EIR for public review on or about August 30, 2011. The FEIR for the General Plan 2030 Update was prepared in compliance with the CEQA (Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14). The Final EIR was distributed on CD to the State Clearinghouse, and all agencies who commented on the RDEIR. Individual notices of the FEIR availability were sent to agencies, organizations, and individuals who commented on the RDEIR. The Final EIR was available in all Tulare County Libraries, at the Tulare County Resource Management Agency and the following website, <http://generalplan.co.tulare.ca.us>; and,

WHEREAS, The Board of Supervisors has given notice of the proposed amendment to the General Plan as provided in Sections 65355, 65090, and 65091 of the Government Code of the State of California. A public notice was printed in the Dinuba Sentinel on August 23, 2012 the Visalia Times Delta, Porterville Recorder, and the Tulare Advance Register on August 17, 2012 at least ten days prior to the public hearing before the Board of Supervisors on August 28, 2012.; and,

WHEREAS, this Addendum EIR and MMRP is for the Community Plans 2017 Update inclusive of: General Plan Amendment No. GPA 17-035 an amendment to the Planning Framework Element, Land Use Element, Environmental Resources Management (Open Space) and the Transportation and Circulation Element; Change of Zone No. PZC 17-042 an amendment to Section 18.9 the "MU" Mixed-Use Combining Zone; A Change of Zone for PZC 17-004 Alpaugh Zoning District Map, PZC 17-005 East Orosi Zoning District Map, PZC 17-008 London Zoning District Map, PZC 17-011 Richgrove Zoning District Map, PZC 17-012 Sultana Zoning District Map within the respective Urban Development Boundaries in conformance with the updated Land Use Element; Change of Zone No. PZC 17-041 an amendment to Section 16 to allow additional by-right uses in the Alpaugh, East Orosi, London, Richgrove, and Sultana Communities; and

WHEREAS, through a good faith and substantial analysis of environmental impacts from this Project in the Addendum EIR, staff found, and the Planning Commission agrees that a summary of impacts and potential mitigation measures is included in Table ES-4 of the RDEIR and contains: (1) environmental impacts; (2) mitigation measures; (3) significance before mitigation; and (4) significance after mitigation, and required additional mitigating policies and implementation measures are recommended for the following: (1) Land Use and Aesthetics; (2) Traffic and Circulation; (3) Energy and Global Climate Change; (4) Noise; (5) Geology, Soils, Seismicity, and Mineral Resources; (6) Hazardous Materials and Public Safety; (7) Public Services, Recreation Resource and Utilities; (8) Agricultural Resources; (9) Biological Resources; and (10) Cultural Resources; and; therefore, the Addendum EIR and MMRP were the appropriate level of environmental review under CEQA for this Project;

WHEREAS, the proposed Community Plans 2017 Update is consistent with the Tulare County General Plan and includes the following primary goals and objectives:

1. Land Use and Environmental Planning - Promote Economic Development within planning areas in order to implement the following General Plan goals:
  - a. Ensure that the text and mapping of the Community Plan Designations and Zoning Reclassifications address various development matters such as encouraging Agricultural Adaptive Reuse activities, recognizing Non-Conforming Use activities, and facilitating Ministerial Permit approvals through an amendment of the Land Use Element to incorporate use designations contained in the proposed Community Plans;
  - b. Encourage infill development within Urban Development Boundaries, thereby discouraging leapfrog development within Tulare County;
  - c. Reduce development pressure on agriculturally-designated lands within the Valley Floor, thereby encouraging agricultural production to flourish;
  - d. Reduce vehicle miles travelled throughout the County, thereby reducing greenhouse gas emissions and positively affecting air quality;
  - e. Amend the Transportation and Circulation Element and incorporate circulation plan designations in the Community Plans. This will improve the community's circulation, transit and pedestrian transportation system by enabling the construction of key projects including Safe Routes to Schools, Complete Streets, and Bike Lanes/Pedestrian Paths; and
  - f. Promote Economic Development by reducing entitlement requirements and providing flexible land uses in a mixed use overlay zone, which will enable the County to adapt to current market conditions.
2. Improvements for a "disadvantaged community" - The Community planning areas will be improved because of the following:
  - a. Faster project processing resulting in increased employment opportunities by the private sector, as proposed projects can be reviewed and approved expeditiously;
  - b. Increased housing grant awards that are consistent with the policies of the recently adopted General Plan Update and Housing Element; and
  - c. Enhanced infrastructure grant awards providing access to funding to upgrade road, water, wastewater, and storm water facilities.
3. Strengthening Relationship with TCAG - An important benefit of this expedited community plan process is the opportunity for RMA to strengthen the County's relationship with the Tulare County Association of Governments (TCAG), as this Community Plan will help to facilitate the funding and implementation of several key transportation programs such as Safe Routes to Schools, Complete Streets, and Bike/Pedestrian Projects. By pursuing these transportation programs through a collaborative process, there is greater probability of getting projects in the ground faster, thereby making the community safer and healthier by providing a more efficient transportation network.

WHEREAS, on October 26, 2017 a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County, to consider the Community Plans 2017 Update, and

WHEREAS, a Public Hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017 and

WHEREAS, at the Tulare County Planning Commission meeting, a public hearing was held and public testimony was presented by a representative from Leadership Council, who supported the project was received and recorded at a regular meeting of the Planning Commission on November 8, 2017, and

WHEREAS, the Planning Commission is the advisory body to the Board of Supervisors with respect to the Addendum EIR, MMRP and the Community Plans 2017 Update; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. This Planning Commission hereby recommends adoption based on the substantial evidence in the record that the analysis presented in the Addendum EIR and Mitigation Monitoring Reporting Program (MMRP) for the Community Plans 2017 Update General Plan Amendment 17-035; inclusive of Alpaugh General Plan Amendment No. GPA 17-004; Change of Zone No. PZC 17-004 (Zoning District Map); East Orosi General Plan Amendment No. GPA 17-034; Change of Zone No. PZC 17-005 (Zoning District Map); London General Plan Amendment No. GPA 17-008; Change of Zone No. PZC 17-008 (Zoning District Map); Richgrove General Plan Amendment No. GPA 17-011; Change of Zone No. PZC 17-011 (Zoning District Map); Sultana General Plan Amendment No. GPA 17-012; Change of Zone No. PZC 17-012 (Zoning District Map; Change of Zone No. PZC 17-042 (Mixed-Use Combining Zone–Section 18.9); Change of Zone No. PZC 17-041 (By-Right Uses–Section 16); and Amendments to General Plan Elements Part I Planning Framework, Environmental Resources Management (Open Space), Transportation & Circulation, and Part III (Community Plans) 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; and,
2. The Commission further finds that The County prepared a Final EIR for the 2010 draft Tulare County General Plan 2030 Update (SCH #2006041162) and released the Final EIR for public review on or about August 30, 2011. The FEIR for the General Plan 2030 Update was prepared in compliance with the CEQA (Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14). The Final EIR was distributed on CD to the State Clearinghouse, and all agencies who commented on the RDEIR. Individual notices of the FEIR availability were sent to agencies, organizations, and individuals who commented on the RDEIR. The Final EIR was available in all Tulare County Libraries, at the Tulare County Resource Management Agency and the following website, <http://generalplan.co.tulare.ca.us>; and,
3. The findings made in regards to this Addendum EIR and Mitigation Monitoring and Reporting Program for the Project are recommended by the Planning Commission as the Lead Agency; and,



4. Consistent with Public Resource Code Section 21081 and Guidelines Sections 15091 through 15093 (including Public Resources Code section 21061.1 and Guidelines Section 15364 relating to the definition of "feasibility"), the Commission hereby makes various findings relating to the less than significant effects identified in the Project Addendum. Based on substantial evidence in the IS/MND and Pursuant to the discussion in each section of the Addendum EIR, and the Public Record of Proceedings, the Commission finds and declares that mitigation measures are required and that the Project will not cause a significant impact to the environment with adoption of these mitigation measures.

AND, BE IT FURTHER RESOLVED as follows:

A. The Planning Commission finds that Tulare County is required to undertake Mitigation Measures set forth in attached Exhibit "B" that are restrictive and applied only to the Community Plans 2017 Update. Therefore, the public will benefit from the Community Plans as it will implement the General Plan and advance socially desirable community improvements that are environmentally and economically sound.

B. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt the Addendum EIR and Mitigation Monitoring Reporting Program (SCH #2006041162).

The foregoing was adopted upon motion of Commissioner Dias, seconded by Commissioner Whitlatch, at a regular meeting of the Planning Commission on November 8, 2017, by the following roll call vote:

AYES: Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot  
NOES: None  
ABSTAIN: None  
ABSENT: None

TULARE COUNTY PLANNING COMMISSION

  
Michael Washam, Secretary

Exhibits:

A – Addendum EIR

B – Mitigation Monitoring and Reporting Plan (MMRP)

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENTS TO THE PART I )  
PLANNING FRAMEWORK ELEMENT, ENVIRONMENTAL )  
RESOURCES MANAGEMENT ELEMENT, LAND USE )  
ELEMENT, TRANSPORTATION & CIRCULATION )  
ELEMENT, PART III COMMUNITY PLANS, OF THE ) RESOLUTION NO.9372  
TULARE COUNTY GENERAL PLAN FOR THE )  
COMMUNITY PLANS 2017 UPDATE GPA 17-035 )  
INCLUSIVE OF GPA's GPA 17-004, GPA 17-034, )  
GPA 17-008, GPA 17-011, GPA 17-012, )

Resolution of the Tulare County Planning Commission recommending the adoption of the proposed amendments to Part I Framework Element; Land Use Elements, , Environmental Resources Management (Open Space) Transportation & Circulation and Part III Community Plan of the Tulare County General Plan as set forth in Exhibits "A to E" for the Community Plans 2017 Update General Plan Amendment No. GPA 17-035; inclusive of Alpaugh General Plan Amendment No. GPA 17-004, East Orosi General Plan Amendment No. GPA 17-034, London General Plan Amendment No. GPA 17-008, Richgrove General Plan Amendment No. GPA 17-012, Sultana General Plan Amendment No. GPA 17-012 by the Board of Supervisors.

WHEREAS, the Tulare County Board of Supervisors, on April 4, 2017, approved General Plan Initiation (GPI 17-001) which initiated the action to amend the Tulare County General Plan pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California, and

WHEREAS, the Planning Commission has given notice of the proposed amendment to the General Plan as provided in Section 65854 of the Government Code of the State of California, and

WHEREAS, staff has made such investigation of fact bearing upon the proposed amendments to assure the action is consistent with the procedures and purposes set forth in the California Government Code, the State General Plan Guidelines, and other elements of the Tulare County General Plan, and

WHEREAS, staff has conducted multiple public outreach meetings in the communities as part of the Community Plans 2017 Update to receive public participation in shaping the Update, and

WHEREAS, on October 26, 2017 a notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County, to consider the Community Plans 2017 Update, and



WHEREAS, a Public Hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017 and

WHEREAS, at the Tulare County Planning Commission meeting, a public hearing was held and public testimony was presented by a representative from Leadership Council, who supported the project was received and recorded at a regular meeting of the Planning Commission on November 8, 2017.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that it has reviewed and considered the information contained in the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) for compliance with the California Environmental Quality Act (CEQA), and the State Guidelines for the implementation of CEQA, prior to taking action on the proposed amendments to the Part I Planning Framework, Land Use, Environmental Resources Management (Open Space), Transportation & Circulation and Part III Community Plans of the Tulare County General Plan for the Community Plans 2017 Update.

B. This Planning Commission, after considering all of the evidence presented, including all comments received during the public review process, hereby determines the following findings to be relevant in evaluating the proposed General Plan Amendment:

1. The amendment of the Land Use Element to incorporate the land use designations contained in the Community Plans 2017 Update is consistent with the Land Use Element of the Tulare County General Plan;
2. The amendment of the Transportation & Circulation Element to incorporate circulation plan designations contained in the Community Plans 2017 Update is consistent with the Transportation & Circulation Element of the Tulare County General Plan;
3. The Amendment of the Planning Framework Element to adopt Urban Development Boundaries as set forth in the Tulare County General Plan, Planning Framework Element, adopted by the Tulare County Board of Supervisors in August 2012;
4. The Amendment to the Environmental Resources Management Element to modify the urban expansion area in the open space element reflective of the adoption of urban development boundaries consistent with the Planning Framework Element of the Tulare County General Plan;

5. The Amendment to Part I Planning Framework, Land Use, Environmental Resources Management (Open Space), Transportation and Circulation is necessary to maintain consistency and uniformity regarding the application of policies and procedures relative to Communities, Hamlets, and Legacy Communities.
6. Amendments to the Zoning Ordinance to implement the Community Plans 2017 Update will reflect and remain consistent with the Land Use Plan for the community;
7. The proposed amendments are internally consistent with the Tulare County General Plan. Specifically, Part I Planning Framework, Land Use, Environmental Resources Management, Transportation & Circulation and Public Facilities & Services Elements, and Part III Community Plans of the Tulare County General Plan;
8. The Environmental Assessment Officer approved the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project;
9. Based on substantial evidence, the analysis presented in the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) for GPA 17-035 have 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.

AND, BE IT FURTHER RESOLVED as follows:


C. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt the Addendum EIR and Mitigation Monitoring Reporting Program (SCH #2006041162).

D. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt General Plan Amendment No. GPA 17-035 the Community Plans 2017 Update set forth in attached Exhibits "A-K" which is incorporated by reference herein.

The foregoing was adopted upon motion of Commissioner Aguilar, seconded by Commissioner Pitigliano, at a regular meeting of the Planning Commission on November 8, 2017, by the following roll call vote:

AYES: Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot  
NOES: None  
ABSTAIN: None  
ABSENT: None

TULARE COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Michael Washam, Secretary

Exhibits:

- Exhibit “A” – 2017 Alpaugh Community Plan (Part III)
- Exhibit “B” – 2017 East Orosi Community Plan (Part III)
- Exhibit “C” – 2017 London Community Plan (Part III)
- Exhibit “D” – 2017 Richgrove Community Plan (Part III)
- Exhibit “E” – 2017 Sultana Community Plan (Part III)

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT TO            )  
SECTION 18.9 "MU" MIXED USE COMBINING    )  
ZONE OF ORDINANCE NO. 352 CONSISTENT    )       RESOLUTION NO. 9373  
WITH THE ADOPTED COMMUNITY PLANS 2017 )  
UPDATE, AS PROPOSED IN CHANGE OF ZONE   )  
NO. PZC 17-041                                )

Resolution of the Tulare County Planning Commission recommending that the Board of Supervisors amend Section 18.9 "MU" Combining Zone of Ordinance No. 352, the Zoning Ordinance set forth in attached Exhibit "A," to include the Communities of Alpaugh, East Oroquieta, London, Richgrove, and Sultana , consistent with the adopted Community Plans 2017 Update.

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

WHEREAS, the Planning Commission has given notice of the Ordinance amendment as provided in Section 18 of 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 approval of this Ordinance amendment, and

WHEREAS, on October 26, 2017, a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017, and

WHEREAS, at Tulare County Planning Commission meeting, public testimony was received and recorded, and

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that prior to taking action on the proposed amendment to Ordinance No. 352, it has reviewed and considered the information contained in the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) for compliance with the California Environmental Quality Act (CEQA), and the State Guidelines for the implementation of CEQA that were prepared for the Community Plans 2017 Update and is applicable for the proposed amendment to Section 18.9 "MU" Mixed Use Combining Zone of Ordinance No. 352.

applicable for the proposed amendment to Section 18.9 “MU” Mixed Use Combining Zone of Ordinance No. 352.

B. This Planning Commission, after considering all of the evidence presented, including all comments received during the public review process, hereby determines the following findings were relevant in evaluating the proposed Change of Zone:

1. The Tulare County Board of Supervisors, on April 4, 2017, approved General Plan Initiation (GPI 17-001) to prepare a General Plan Amendment for Unincorporated Community Plans, Hamlet Plans and Legacy Plans pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California;
2. The purpose of this proposal is to obtain the appropriate zoning consistent with the adopted Community Plans 2017 Update and to promote sustainability through mixed land uses while promoting economic development and prosperity in the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana ;
3. The purpose of this Mixed Use Combining Zoning District is to provide design flexibility, streamline the approval process, promote economic development, and reduce vehicle miles traveled by locating residential uses within proximity of employment areas;
4. This Mixed Use Combining Zone update currently only applies to the communities of Traver, Strathmore, Pixley, Tipton, Terra Bella, Ducor, Earlimart, El Monte Mobile Village, Hypericum, Jovista, Matheny Tract and Tooleville, the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana will be added;
5. Within the Mixed Use Combining Zone, all uses outlined in the M-1 (Light Manufacturing), C-3 (Service Commercial), C-2 (General Commercial), C-1 (Neighborhood Commercial), R-1 (Single Family Residential), R-2 (Two-Family Residential), and R-3 (Multiple Family Residential) uses are allowed. Uses and activities that are found by the Planning Director to be similar to, and compatible with, those specific zoning districts are also allowed. Uses and activities determined to be compatible by the Planning Commission and the Board of Supervisors with the above mentioned zoning districts are also allowed;
6. All conditional uses allowed in the M-1, C-3, C-2, C-1, R-1, R-2, and R-3 zoning districts shall also be allowed by right with the exception of the following uses and combination of uses: Auto Wrecking and Residential, Battery Manufacture and Residential or Commercial, Biomass Fuel Production and Residential, Flammable Liquids over 10,000 gallons, Hazardous Waste Facility, Planing Mills and



Residential or Commercial, Sand blasting, Slaughterhouse and Residential, Solid Waste Recycling and Residential, Super service stations and Residential, Airport, and Heliport;

7. All uses shall be non-detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the community, or to the general welfare of the County. All uses shall limit impacts related to smoke, fumes, dust, gas, noise, odor, vibrations and other hazards. All allowed uses are subject to the determination of appropriateness by the Director of Planning; and
8. The Planning Director has the option of deferring any land use application allowed in this district to the Planning Commission for review and decision.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the proposed Ordinance amendment to be consistent with the purpose of Ordinance No. 352 and further finds the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends that the Board of Supervisors find there is no substantial evidence that the amendment to Section 18.9 "MU" Mixed Use Combining Zone of Ordinance No. 352 will have a significant effect on the environment. And that the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) that were prepared for the Community Plans 2017 Update is applicable for the proposed amendment to Ordinance 352 and reflects the independent judgment of the County.

E. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt the Addendum EIR and Mitigation Monitoring Reporting Program (SCH # State Clearinghouse No. 2006041162).

F. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve Change of Zone No. PZ 17-032, an amendment to Ordinance 352, Section 18.9 "MU" Mixed Use Combining Zone to include the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana, consistent with the adopted Community Plans 2017 Update.



The foregoing was adopted upon motion of Commissioner Pitigliano, seconded by Commissioner Whitlatch, at a regular meeting of the Planning Commission on November 8, 2017, by the following roll call vote:

AYES:       Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot  
NOES:       None  
ABSTAIN:   None  
ABSENT:     None

TULARE COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Michael Washam, Secretary

Exhibits:

A – Section 18.9 Mixed-Use Combining Zone

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT	)	
TO SECTION 16.H OF ORDINANCE NO. 352	)	
TO ALLOW ADDITIONAL BY-RIGHT USES	)	RESOLUTION NO. 9374
CONSISTENT WITH THE ADOPTED	)	
COMMUNITY PLANS, AS PROPOSED IN	)	
CHANGE OF ZONE NO. PZC 17-042	)	

Resolution of the Tulare County Planning Commission recommending that the Board of Supervisors amend Section 16.H of Ordinance No. 352, the Zoning Ordinance, to allow additional by-right uses set forth in attached Exhibit "A," to include the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana, consistent with the adopted Hamlet Plans 2017 Update.

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

WHEREAS, the Planning Commission has given notice of the Zoning Ordinance Amendment as provided in Section 18 of Ordinance No. 352 and Section 65854 and 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 approval of the Ordinance amendment, and

WHEREAS, on October 26, 2017, a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times Delta, a newspaper of general circulation in Tulare County, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017, and

WHEREAS, at the Tulare County Planning Commission meeting, a public hearing was held and public testimony was presented by a representative from Leadership Council, who supported the project was received and recorded at a regular meeting of the Planning Commission on November 8, 2017, and

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that prior to taking action on the proposed amendment to Section 16.H of Ordinance No. 352, it has reviewed and considered the information contained in the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) for compliance with the California Environmental Quality Act (CEQA), and the State Guidelines for the implementation of CEQA that were prepared for the Hamlet Plans 2017 Update and is applicable for the proposed Change of Zone.

B. This Planning Commission, after considering all of the evidence presented, including all comments received during the public review process, hereby determines the following findings were relevant in evaluating the proposed Change of Zone:

1. The Tulare County Board of Supervisors, on April 4, 2017, approved General Plan Initiation (GPI 17-001) to prepare a General Plan Amendment for Unincorporated Community Plans, Hamlet Plans and Hamlet Plans pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California;
2. The purpose of this proposal is to obtain the appropriate zoning consistent with the adopted Community Plans 2017 Update and to promote sustainability through the allowance of Additional By-Right Uses while promoting economic development and prosperity in the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana;
3. The purpose of adding Additional By-Right Uses is to provide design flexibility, streamline the approval process, promote economic development, and reduce vehicles miles traveled by locating residential uses within proximity of employment areas; and
4. The allowance of Additional By-Right Uses currently only applies to the communities of Traver, Strathmore, Pixley, Tipton, Terra Bella, Earlimart, Ducor Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem Hypericum, Jovista, Matheny Tract and Tooleville. The Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana will be added.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the proposed Ordinance amendment to be consistent with the purpose of Ordinance No. 352 and further finds the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends that the Board of Supervisors find there is no substantial evidence that the amendment to Section 16.H of Ordinance No. 352 to allow Additional By-Right Uses will have a significant effect on the environment. And that the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) that were prepared for the Hamlet Plans 2017 Update are applicable for the proposed amendment to Ordinance 352 and reflects the independent judgment of the County.

E. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt the Addendum EIR and Mitigation Monitoring Reporting Program (SCH # State Clearinghouse No. 2006041162).

F. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve Change of Zone No. PZC 17-032 an amendment to Ordinance No. 352, Section 16.H to allow Additional By-Right Uses to include the Communities of Alpaugh, East Orosi, London, Richgrove, and Sultana , consistent with the adopted Hamlet Plans 2017 Update, consistent with the Hamlet Communities 2017.

The foregoing was adopted upon motion of Commissioner Aguilar, seconded by Commissioner Dias, at a regular meeting of the Planning Commission on November 8, 2017, by the following roll call vote:

AYES: Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot  
NOES: None  
ABSTAIN: None  
ABSENT: None

TULARE COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Michael Washam, Secretary

Exhibits:

A – Section 16.H Additional By-Right Uses

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AN AMENDMENT TO )  
ORDINANCE NO. 352, ZONING ORDINANCE )  
DISTRICT MAPS TO REZONE PROPERTIES )  
IN THE URBAN DEVELOPMENT BOUNDARIES )  
OF ALPAUGH, EAST OROSI, LONDON, )  
RICHGROVE, AND SULTANA ) RESOLUTION NO. 9375  
CONSISTENT WITH THE ADOPTED )  
COMMUNITY PLANS 2017 UPDATE (GPA 17-035), )  
AS PROPOSED IN CHANGE OF ZONE NO. PZC's )  
PZC 17-004, PZC 17-005, PZC 17-008, PZC 17-011, )  
AND PZC 17-012, )

Resolution of the Tulare County Planning Commission recommending that the Board of Supervisors amend Ordinance No. 352, the Zoning Ordinance as set forth in attached Exhibit "B" Alpaugh Rezoning Plan (PZC 17-004), to include the Community of Alpaugh, consistent with the adopted Alpaugh Community Plan 2017 Update, Exhibit "E" East Orosi Rezoning Plan (PCZ 17-004), to include the Community of East Orosi, consistent with the adopted East Orosi Community Plan 2017 Update, Exhibit "H" London Rezoning Plan (PCZ 17-016), to include the Community of London, consistent with the adopted London Community Plan 2017 Update, Exhibit "K" Richgrove Rezoning Plan (PCZ 17-017), to include the Community of Richgrove, consistent with the adopted Richgrove Community Plan 2017 Update, Exhibit "N" Sultana Rezoning Plan (PCZ 17-018), to include the Community of Sultana, consistent with the adopted Sultana Community Plan 2017 Update, and

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

WHEREAS, the Planning Commission has given notice of the Ordinance amendment as provided in Section 18 of 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 approval of this Ordinance amendment, and

WHEREAS, on October 26, 2017, a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017, and

WHEREAS, at the Tulare County Planning Commission meeting, a public hearing was held and public testimony was presented by a representative from Leadership Council, who supported the project was received and recorded at a regular meeting of the Planning Commission on November 8, 2017, and

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that prior to taking action on the proposed Change of Zone, it reviewed and considered the information contained in the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) for compliance with the with the California Environmental Quality Act (CEQA), and the State Guidelines for the implementation of CEQA that were prepared for the Community Plans 2017 Update and is applicable for the proposed amendment to Ordinance No. 352.

B. This Planning Commission, after considering all of the evidence presented, including all comments received during the public review process, hereby determines the following findings were relevant in evaluating the proposed Change of Zone:

1. The Tulare County Board of Supervisors, on April 4, 2017, approved General Plan Initiation (GPI 17-001) to prepare a General Plan Amendment for Unincorporated Community Plans, Hamlet Plans and Legacy Plans pursuant to Title 7, Chapter 3, Articles 5 and 6 of the Government Code of the State of California;
2. The purpose of this proposal is to obtain the appropriate zoning consistent with the adopted Community Plans 2017 Update (GPA 17-035) and to promote sustainability through mixed land uses while promoting economic development and prosperity in the Alpaugh, East Orosi, London, Richgrove, and Sultana Communities;
3. The proposed changes in zone district designations identified in the Alpaugh, East Orosi, London, Richgrove, and Sultana Rezoning Plans are consistent with Tulare County General Plan policy.

C. This Planning Commission, after considering all of the evidence presented, hereby finds the proposed Ordinance amendment to be consistent with the purpose of Ordinance No. 352 and further finds the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends that the Board of Supervisors find there is no substantial evidence that the Alpaugh, East Oroshi, London, Richgrove, and Sultana Rezoning Plans will have a significant effect on the environment. And that the Addendum EIR and Mitigation Monitoring and Reporting Program (MMRP) that were prepared for the Alpaugh, East Oroshi, London, Richgrove, and Sultana Community Plans 2017 Update are applicable for the proposed amendment to Ordinance No. 352 and reflects the independent judgment of the County.

E. This Planning Commission hereby recommends that the Tulare County Board of Supervisors adopt the Addendum EIR and Mitigation Monitoring Reporting Program (SCH # No. 2006041162).

F. This Planning Commission hereby recommends that the Tulare County Board of Supervisors approve the Alpaugh Change of Zone No. PZC 17-004, East Oroshi Change of Zone No. PZC 17-005, London Change of Zone No. PZC 17-008, Richgrove Change of Zone No. PZC 17-011, Sultana Change of Zone No. PZC 17-012, an amendment to Ordinance No. 352, the Zoning Ordinance set forth in attached Exhibits "B" "E" "H" "K" "N" Rezoning Plans consistent with the adopted Alpaugh, East Oroshi, London, Richgrove, and Sultana Community Plans 2017 Update (GPA 17-035).

The foregoing was adopted upon motion of Commissioner Gong, seconded by Commissioner Pitigliano, at a regular meeting of the Planning Commission on November 8, 2017, by the following roll call vote:

AYES: Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot  
NOES: None  
ABSTAIN: None  
ABSENT: None

TULARE COUNTY PLANNING COMMISSION

  
Michael Washam, Secretary

Exhibits:

Attachment 1

***Alpaugh Change of Zone No. PZC 17-004***

*Exhibit "A" – Zoning District Ordinance Map*

*Exhibit "B" – Zoning Map*

*Exhibit "C" – List of Affected Properties/Map*

***East Orosi Change of Zone No. PZC 17-005***

*Exhibit "D" – Zoning District Ordinance Map*

*Exhibit "E" – Zoning Map*

*Exhibit "F" – List of Affected Properties/Map*

***London Change of Zone No. PZC 17-008***

*Exhibit "G" – Zoning District Ordinance Map*

*Exhibit "H" – Zoning Map*

*Exhibit "I" – List of Affected Properties/Map*

***Richgrove Change of Zone No. PZC 17-011***

*Exhibit "J" – Zoning District Ordinance Map*

*Exhibit "K" – Zoning Map*

*Exhibit "L" – List of Affected Properties/Map*

***Sultana Change of Zone No. PZC 17-012***

*Exhibit "M" – Zoning District Ordinance Map*

*Exhibit "N" – Zoning Map*

*Exhibit "O" – List of Affected Properties/Map*

Attachment 2

***Community Plan Rezoning Full Ordinance***

*Exhibit A - Community Plan Rezoning Full Ordinance*



BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF SUSTAINABLE  
COMMUNITY PLANS

)  
)

RESOLUTION NO. 9376

Resolution of the Planning Commission of the County of Tulare recommending the Board of Supervisors adopt and accept the Sustainable Community Plans. A major component of the Community planning process included a thorough examination and cataloguing of existing land uses which suggested a strong need for infrastructure improvements, land use changes and zoning changes, where feasible, in order to fulfill the goals of the General Plan and Senate Bill 244. The Unincorporated Community Infrastructure Maps provided the measurement tools needed to identify infrastructure solutions, appropriate improvement projects, and planning policy analysis. The resulting objective of the proposed Community Plans is aimed at reducing greenhouse gas emissions, promoting equity, providing economic stability; and thus, enhancing sustainability, as well as protecting the environment, and promoting healthy and safe communities. The Plans necessitated and ensured methods of public participation with a wide variety of stakeholders.

WHEREAS, The Budget Act of 2010/11 authorized the Department of Conservation (Department) to implement and administer \$63.15M in project funds (Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006) to provide Planning Grants and Incentives awarded by the Strategic Growth Council (Council). The primary goal of this grant program is to develop and implement plans consistent with Chapter 13, Division 43, Public Resources Code, Sections 75127 and 75128; and

WHEREAS, The County received a grant from the Strategic Growth Council in 2014, Grant No. 2014-631, to study the feasibility of integrating infrastructure and land use, with the needs of rural unincorporated communities based on the Communities within Tulare County that received a top 10% ranking utilizing the *CalEnviroScreen* methodology and in fulfillment of the General Plan's Housing Element and SB 244 Plan (2014); and

WHEREAS, *"The work upon which this publication is based was funded in whole or in part through a grant awarded by the Council."* Preparation and processing of the Sustainable Community Plans took an estimated 36 months; and

WHEREAS, The County prepared a Final EIR for the 2010 draft Tulare County General Plan 2030 Update (SCH #2006041162) and released the Final EIR for public review on or about August 30, 2011. The FEIR for the General Plan 2030 Update was prepared in compliance with the CEQA (Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14). The Final EIR was distributed on CD to the State Clearinghouse, and all agencies who commented on the RDEIR. Individual notices of the FEIR availability were sent to agencies, organizations, and individuals who commented on the RDEIR. The Final EIR was available in all Tulare County Libraries, at the Tulare County

Resource Management Agency and the following website, <http://generalplan.co.tulare.ca.us>; and

WHEREAS, the Sustainable Community Plans included all tasks and deliverables specified in the work plan including project development and meetings, data gathering, public workshops, plan development, public hearings, and grant reporting and administration; and

WHEREAS, the Sustainable Community Plans include strategies that reduce energy consumption, conserve water, improve air and water quality, and provide other community benefits; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended modifications and approval of these proposed Plans; and

WHEREAS, staff has produced the Final Report document attached as "Exhibit A" pending further review by the Planning Commission and the public, and will make all necessary administrative changes subject to this review and prior to the final submittal to the Board of Supervisors; and

WHEREAS, on October 26, 2017, a Notice of Public Hearing by the Tulare County Planning Commission was duly published in the Visalia Times-Delta, a newspaper of general circulation in Tulare County, and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on November 8, 2017, and

WHEREAS, at the Tulare County Planning Commission meeting, a public hearing was held and public testimony was presented by a representative from Leadership Council, who supported the project was received and recorded at a regular meeting of the Planning Commission on November 8, 2017; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Recommend that the Board of Supervisors find that the said Sustainable Community Plans meet the Goals and Objectives of the Council in fulfillment of the Grant requirements as specified in the work plan.

The foregoing resolution was adopted upon motion of Commissioner Gong, seconded by Commissioner Aguilar, at a regular meeting of the Planning Commission on the 8th day of November, 2017, by the following roll call vote:

AYES:	Dias, Aguilar, Whitlatch, Millies, Gong, Pitigliano, Elliot
NOES:	None
ABSTAIN:	None
ABSENT:	None

TULARE COUNTY PLANNING COMMISSION

  
Michael Washam, Secretary

Exhibits:

A- Strategic Growth Council Final Report

Appendix B – Board of Supervisors  
Resolution No. 2017-0976

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

IN THE MATTER OF HAMLET AND	)	
COMMUNITY PLANS 2017 UPDATE	)	
(GENERAL PLAN AMENDMENT 17-035)	)	Resolution No. <u>2017-0976</u>
AND AMENDMENTS TO THE TULARE	)	Ordinance No. <u>3515, 3516, 3517,</u>
ZONING ORDINANCE NO. 352	)	<u>3518, 3519, and 3520</u>

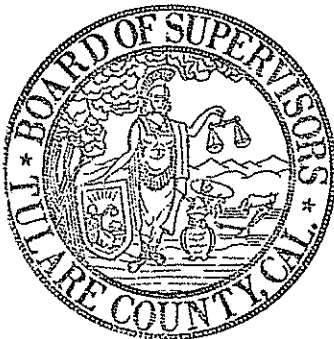
UPON MOTION OF SUPERVISOR WORTHLEY, SECONDED BY  
SUPERVISOR ENNIS, THE FOLLOWING WAS ADOPTED BY THE BOARD OF  
SUPERVISORS, AT AN OFFICIAL MEETING HELD DECEMBER 5, 2017, BY THE  
FOLLOWING VOTE:

AYES: SUPERVISORS CROCKER, VANDER POEL, SHUKLIAN, WORTHLEY,  
AND ENNIS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



ATTEST: MICHAEL C. SPATA  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY:

  
Deputy Clerk

\* \* \* \* \*

That the Board of Supervisors:

1. Held Public Hearing at 9:30 A.M. or shortly thereafter; and
2. Certified that the Board of Supervisors has reviewed and considered the information contained in the Addendum to the (2012) Tulare County 2030 General Plan Final Environmental Impact Report for the Hamlet and Community Plans 2017 Update is applicable to the General Plan Amendment and associated Zoning Ordinance Amendments for the Hamlet and Community Plans 2017 Update as being in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, including CEQA findings, and the Mitigation Monitoring Reporting Program for the Hamlet and Community Plans 2017 Update (GPA 17-035); and

3. Adopted one General Plan Amendment No. GPA 17-035, for the Hamlet and Community Plans 2017 Update inclusive of the Allensworth Hamlet Plan (GPA 17-014), Delft Colony Hamlet Plan (GPA 17-015), East Tulare Villa Hamlet Plan (GPA 17-016), Lindcove Hamlet Plan (GPA 17-017), Monson Hamlet Plan (GPA 17-018), Seville Hamlet Plan (GPA 17-019), Teviston Hamlet Plan (GPA 17-020), Tonyville Hamlet Plan (GPA 17-021), Waukena Hamlet Plan (GPA 17-022), West Goshen Hamlet Plan (GPA 17-023), Yettem Hamlet Plan (GPA 17-024), Alpaugh Community Plan (GPA 17-004), East Orosi Community Plan (GPA 17-034), London Community Plan (GPA 17-008), Richgrove Community Plan (GPA 17-011), Sultana Community Plan (GPA 17-012), and Amendments to Part III of the Tulare County General Plan to adopt Hamlet and Community Plans, and to Part I General Plan Amendment to the Planning Framework, Land Use, Environmental Resources Management (Open Space), Transportation and Circulation Elements, consistent with the Hamlet Plans 2017 Update; and
4. Waived the final reading and adopt Amendments to Section 18.9 and Section 16 of Tulare County Ordinance 352, the Zoning Ordinance, and Map Amendments to rezone properties consistent with the Hamlet and Community Plans as follows:
  - A. Zone Ordinance Amendment (PZC 17-038) to Section 18.9 to adopt a Mixed-Use Combining Zone within the Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem Hamlet Development Boundaries.
  - B. Zone Ordinance Amendment (PZC 17-039) to Section 16 to allow additional by-right uses within the Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, and Yettem Hamlet Development Boundaries.
  - C. Zone Ordinance Amendments as set forth in the Zoning District Ordinance Maps for Allensworth (PZC 17-037), Delft Colony (PZC 17-015), East Tulare Villa (PZC 17-016) Lindcove (PZC 17-017), Monson (PZC 17-018), Seville (PZC 17-019), Teviston (PZC 17-020), Tonyville (PZC 17-021), Waukena (PZC 17-022), West Goshen (PZC 17-023), Yettem (PZC 17-024), consistent with the Hamlet Plans 2017 Update.
  - D. Zone Ordinance Amendment (PZC 17-041) to Section 18.9 to adopt a Mixed-Use Combining Zone within the Alpaugh, East Orosi, London, Richgrove, and Sultana Urban Development Boundaries.
  - E. Zone Ordinance Amendment (PZC 17-042) to Section 16 to allow additional by-right uses within the Alpaugh, East Orosi, London, Richgrove, and Sultana Urban Development Boundaries.
  - F. Zone Ordinance Amendments as set forth in the Zoning District Ordinance Maps for Alpaugh (PZC 17-004), East Orosi (No. PZC 17-005), London (PZC 17-008), Richgrove (PZC 17-011), Sultana (PZC 17-012), consistent with the Community Plans 2017 Update; and
5. Adopted the findings of approval set forth for Hamlets in Planning Commission Resolution No. 9366 (Addendum to EIR), Planning Commission Resolution No.

9367 (Hamlet Plans 2017 Update), Planning Commission Resolution No. 9368 (Section 18.9 Mixed Use), Planning Commission Resolution No. 9369 (Section 16 By-Right Uses), and Planning Commission Resolution No. 9370 (Zoning District Ordinance Maps), and Communities in Planning Commission Resolution No. 9371 (Addendum to EIR), Planning Commission Resolution No. 9372 (Community Plans 2017 Update), Planning Commission Resolution No. 9373 (Section 18.9 Mixed Use), Planning Commission Resolution No. 9374 (Section 16 By-Right Uses), and Planning Commission Resolution No. 9375 (Zoning District Ordinance Maps); and

6. Authorized the Chairman to sign any and all necessary zoning changes under Ordinance 352, and specifically changes to Sections 18.9 and Section 16 to add Allensworth, Delft Colony, East Tulare Villa, Lindcove, Monson, Seville, Teviston, Tonyville, Waukena, West Goshen, Yettem, Alpaugh, East Orosi, London, Richgrove, and Sultana to include the Mixed Use Combining Zone and additional by-right uses; and
7. Directed the Clerk of the Board to publish once in the Visalia Times-Delta newspaper the summary of the ordinance amendments and amended zoning map with the names of the Board of Supervisors voting for and against the amendment and to post a certified copy of the full ordinance amending the Tulare County Zoning Ordinance with the names of the Board of Supervisors voting for and against the amendment, within fifteen (15) days as required by Section 25124 et. Seq; and
8. Directed the Environmental Assessment Officer, or designee, of the Tulare Resource Management Agency to file a Notice of Determination with the Tulare County Clerk; and
9. Authorized the Director of the Resource Management Agency, or designee, to make appropriate technical revisions to the General Plan Amendment, Hamlet and Community Plans, and associated project documents; and
10. Adopted the findings of approval set forth in Planning Commission Resolution 9376 and approved the Strategic Growth Council Final Report; and
11. Approved more detailed findings contained in Exhibit "A" incorporated by reference herein.

RMA

HAR  
12/05/2017