

5925 West Cutler Court  
Visalia, CA 93277-8637  
February 26, 2008



Board of Supervisors  
Tulare County  
2800 West Burrel Avenue  
Visalia, CA 93291

Subject: General Plan 2030 Update  
Comment on Mineral Policies

Board of Supervisors;

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Reference is made to Chapter 8. Environmental Resources Management, Implementation Measure 36c. which states: *"If at any time it is reasonably demonstrated that there is a significant negative impact to an offsite water supply, the mine operator shall be required to cease and desist all mining activity. Mining shall not be permitted to resume until the negative impact in question has been fully mitigated or resolved."*

As a member of the Tulare County Mineral Policies Advisory Committee, and commenting for industry, I oppose the inclusion of this language in the General Plan Implementation Measures because: 1) This is enforcement language and does not belong in a policy document; 2) The language is too vague and does not address such questions as: reasonably demonstrated to whom? and impact caused by what – any cause not related to mining?

I hereby request that Implementation Measure 36c be removed from this General Plan Draft Document.

Thank you for considering this comment

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Harrald".

David F. Harrald



## TCCRG Platform

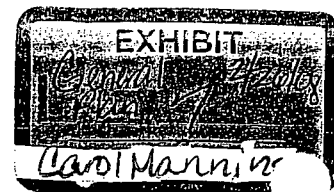
The Draft General Plan update in its current form permits ad-hoc decisions and wide discretion on development proposals, providing future Supervisors with little real guidance, and the people of Tulare County with little assurance that their vision for the County's future will be protected. Without concrete guidelines to govern how and where we grow, Tulare County is likely to lose far too much of the farm land and scenic open space we value now, and want to preserve for the future. Our new General Plan needs strong, enforceable, implementation provisions to ensure that the Value Statements and Framework Concepts are more than just hopeful expressions.

*We are asking the Final EIR assess a true City and community-centered growth alternative, which would include the following responsible-growth principles:*

- 1. Locates development (except that which is directly related to agriculture) within existing UDBs and HDBs.**
- 2. Includes policies that require (or incentivize) efficient development, contiguous to existing urban areas**
- 3. Makes our Urban, community and hamlet development boundaries meaningful, long-term planning boundaries by firmly limiting the circumstances under which they can be expanded.**
- 4. Contains strong, clear policies with concrete, enforceable implementation measures with definite timeframes, funding sources, and departments in charge of monitoring and enforcement.**
- 5. Offsets impacts to agricultural lands and natural resources areas with a maximum 1:1 mitigation ratio via in-kind conservation and agricultural easements**
- 6. Bases the location, density, and amount of growth within communities and hamlet on the desire and the capacity to accommodate growth.**

Today, a few members of TCCRG will focus on different aspects of life in Tulare County that would fare better, and be less impacted, under an alternative that incorporated these policies, truly directed growth into existing urban areas, and was absent the loopholes in the General Plan update that allow for sprawl.

*Sincerely,  
Sarah Graber  
Executive Director,  
Tulare County  
Citizens for Responsible  
Growth*



My name is Terry Manning. I live at 41576 Yokohl Drive, Springville.

Good afternoon members of the Board and Commission---

**Arnold Schwarzenegger**, as the Terminator, promised "I'll be back." He didn't say, "I may be back," or "I will encourage others to be back." He said "I'll be back," and sure enough he did come back.

**General Douglas MacArthur** vowed, "I shall return." Not, "I may return or "I will encourage others to return." And thank God and the United States Marine Corps, he did return.

**I am here today** to urge you to use decisive language and significant implementation measures in the new Tulare County General Plan.

This board has a unique opportunity to influence the course of growth in Tulare County, growth that will impact the lives of the county's residents in very real ways. Our homes, our livelihoods, the very air we breathe, the water we require for our homes and farms, the safety and efficiency of our roads and highways, the natural beauty of this area, the rural character we have asked you to protect, all these are at stake.

**The goals we say we wish to attain---** clean air and water, a strong agricultural economy, manageable traffic, protected places that refresh our souls---require a plan with strong language and a strong commitment, a plan with a vision we can believe in.

**Our county's plan** must REQUIRE growth to meet the high standards we expect.. Any plan that strips away the SHALLS and the REQUIRES, a plan that is virtually devoid of significant implementation measures, is a wishy-washy, namby-pamby NO-PLAN-AT-ALL.

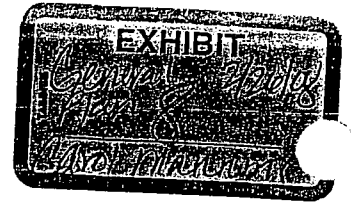
**Informed citizens** understand the challenges that confront our Board of Supervisors. We appreciate your desire to create jobs, and enhance the County's revenue flow so that you can meet the demands of a growing county. You have apparently sought to build into the proposed General Plan a measure of flexibility by modifying language that might otherwise have committed you and future Boards to follow a clear course of action.

**And so, the General Plan**, the County's blueprint for the future, begins to look less and less like a promise, and more and more like a hedged bet. But Tulare County's residents desire a measure of certainty, a commitment on your part to protect our neighborhoods from inappropriate development, to honor our desire that Tulare County's rural character be guarded, and that farmland and rangeland that are our open spaces be diminished only grudgingly.

**In this effort**, we will support you with pride. We urge you to find those elements of the General Plan where you will not compromise, where you will demand a higher standard. Many of us here today will stand with you in that effort.

**Thank you** for your kind attention, and oh yes, I'll be back.

Respectfully yours,  
Terry Manning



Wildlife/Biological resources

- ◆ Our biological resources - our wildlife, woodlands, and wildflowers are some of Tulare County's greatest assets. Wildlife enhances our quality of life and is an integral part of the landscape. Not only is the knowledge that there are wild things out there good for the spirit, they're good for the economy. Tulare County has the resources to further develop recreation, wildlife viewing, hunting, and ecotourism.
- ◆ A document entitled "Recovery Plan for Upland Species of the San Joaquin Valley" was released and adopted by the USFWS in 1998. This is a conservation and recovery plan for federally listed species, candidate species, and species of concern. This plan identifies the Sierra Nevada Foothills in Tulare County, at the east and southeast edge of the San Joaquin Valley, as an "area to maintain its natural lands" (USFWS 1998).
- ◆ Yet the DEIR claims that "a substantial adverse effect, either directly or through habitat modifications, on...those officially designated species identified as an endangered, threatened, candidate sensitive, or special status species in local or regional plans, policies, or regulations..."
- ◆ Considering the recommendations of the USFWS report, we would argue that a General Plan that restricted growth to lands within existing development corridors, and provided incentives for compact efficient growth would have a substantially smaller impact on ALL species.
- ◆ Furthermore, we believe that a plan that offset unavoidable impacts to natural resource lands through in-kind 1:1 mitigation would reduce that impact to less-than-significant.
- ◆ We would like the FEIR to quantify the difference in the amount of natural resource lands impacted between the alternatives provided. We would also like the FEIR to show the amount of impact for an alternative that confined growth to the existing development boundaries, did not contain development corridors, and did not contain a new town policy.
- ◆ The General Plan does contain policy ERM 1.3, entitled "Encourage Cluster Development." This says "When reviewing development proposals, the County shall encourage cluster development in areas with moderate to high potential for sensitive habitat." This policy has no implementation measure to indicate how or when it will be carried out, or which department is in charge. This fact, combined with the use of the word "encourage" is so weak as to be virtually meaningless.
- ◆ Policy ERM 1.14, entitled "Mitigation and Conservation Banking Program" states that "The County shall support the establishment and administration of a mitigation banking program, including working cooperatively with TCAG, federal, state, not-for-profit and other agencies and groups to evaluate and identify appropriate lands for protection and recovery of threatened and endangered species impacted during the land development process." The Implementation measure for the policy, however, states that a mitigation banking program will only be developed if "feasible and needed."

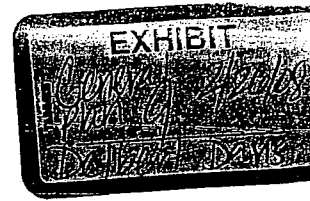
- ◆ It seems that the 1998 USFWS report has made the " need" for a mitigation banking program clear. Policies that would require prospective developers to be responsible for adhering to a mitigation ratio would make a mitigation program feasible.
- ◆ Stronger language associated with these policies would, we believe, significantly reduce the impact to wildlife and other species of special concern.
- ◆ Finally, we encourage the County to work with the Department of Fish and Game and local conservation groups to develop a conservation plan to ensure that our most precious resources – our natural ones – remain protected.

Yours respectfully,



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Carol Manning, Tulare County Citizens For Responsible Growth member  
41576 Yokohl Drive  
Springville



**The Eshow Valley Band of Michahai and Wuksachi Indian  
Tribal Information for Tulare County**

The Michahai and Wuksachi Indians have lived in the region of the San Joaquin Valley for a time known to be longer than 10,000 years. The Michahai-Wuksachi Indians have numerous traditional/ cultural places and sites within the region of Tulare County which include the following indigenous substances; burial grounds, rock art, pottery, baskets, trails, bedrocks, mortars, slides, pictographs, and petroglyphs.

The Michahai and Wuksachi Indians have been working with the following groups on a variety of substantial social and tribal issues; The B.I.A., California Indian Legal Services, The Sequoia National Forest, Kings Canyon, B.L.M, and various other agents of the Government and Indian tribes.

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The Michahai-Wuksachi Indians would like to be involved with the County of Tulare to protect and preserve the indigenous cultural resources.

The Michahai-Wuksachi Indian would also like to submit the broad history of the Tribe to the county.

The Yokuts occupy the greater part of the San Joaquin valley and the lower foothills of the Sierra to the east. (For type, see Kroeber, 1925, pl. 32 b,e.) They are subdivided into tribes, each numbering two to three hundred persons, and having a tribal name, dialect, and definite territory. The names are usually meaningless and end either in amni or a derivative of this or in chi. Neither the Yokuts nor their neighbors should be called "Mariposans".

To the west of Sequoia Park were the Wukehamni Yokuts of whom Kroeber (p.480) says :

"The Wukahamni, wikchamni, or wikchomni (plural wukachmina or wikatsmina), whose name was a byword for "glutton", and who may be the Buesanet of Graces, wintered on Kaweah River near Lemon Cove and Iron Bridge and frequented the adjacent hills in summer."

The Yokuts have been relatively completely described by Kroeber in the "Handbook of the Indians of California". More material will be available when Gayton's researches are published.

1. (Yokuts is the singular form.)

Ethnie: YOKUTS (YOKOTCH)

Language: Yokutsan

Family: Yokutsan

Stock: Penutian

Phylum: Macro-Penutian

Macro-Culture: Kuksu

Speakers 78 1990 Census

The Yokuts are a language family with as many as 50 separate hunter/gatherer tribes, and numerous dialects. They occupied the entire San Joaquin Valley of central California from the mouth of the San Joaquin River to the foot of the Tehachapi, and the adjacent lower slopes or foothills of the Sierra Nevada, from the Fresno River south. They experienced huge population losses as a result of Mexican genocide, and were almost destroyed by the virtual holocaust of the indiscriminate genocide of the early American gold prospectors and settlers.

Aboriginal Locations

Subdivisions: Tribes (# of villages): Buena Vista Group: Hometwoli, Loasau, Tuhohi, Tulamni (5); Tule-Kaweah Group: Bokninuwad, Kawia, Wuchamni, Yausanchi, Yokod (11); Kings River Group: Aiticha, Choinimni, Chukaimina, Gashowu, Kochevali, Michahai, Toihicha (14); Northern Group of Foothill Division: Chukchansi, Dalinchi, Dumma, Kechayi, Toltichi (17); Poso Creek Group: Paleuyami (6); Southern Group of the Valley Division: Apiachi, Choinok, Chunut, Koyeti, Nutunutu, Tachi, Telamni, Tsineuhiu, Wechihit, Wimilchi, Wo'las, Wowol, Yaelmani (27); Northern Group of the Valley Division: Chauchila, Chulamni, Coconoon, Hannesuk, Heuchi, Hoyima, Kakisamni, Nupchinche, Pitkachi, Tawalimnu, wakichi (19)

Present Locations 2000 Census

Picayune Rancheria, Coarsegold

Santa Rosa Rancheria, Lemoore 299

Table Mountain Rancheria, Friant

Tule River Reservation, Porterville 473

Groups with Recognition Petitions Pending

Chukchansi Yokotch Tribe, Coarsegold

Chukchansi Yokotch Tribe of Mariposa, California, Mariposa

Year History

1802 Pneumonia, diphtheria epidemic

1805 Attacked Fr. Cuevas party, Peralta retaliated killing 11, capturing 30

1806 Measles epidemic

1815 Pico attacked rancheria near Madera, 5 killed, 50 captured, most escaped

1821 Large numbers indentured to Mexican feudal barons

Untitled

1833 Epidemic, probably malaria  
1839 Yokuts raiding party against Martinez lost 8, Castro then attacked 2 rancherias capturing 77  
1850 Gold rush, influx of miners, settlers; beginning of several years of Mariposa War genocide, huge losses; virtually no specific accounts  
1851 Yokuts signed peace treaty  
1852 U. S. Senate rejected treaty; Campbell and 2 dozen miner killed 11; some Yokuts placed at Tejon Pass  
1853 Great number died from malaria epidemic  
1854 Ft. Tejon established  
1856 Williams leading Tulare Mounted Volunteers ambush Ft. Tejon killing 5; 15 Yokuts killed near Visalia; 20+ Yokuts killed in fight at Battle Mountain in Tule River War  
1858 200 destitute Yokuts removed from villages to Kings River farm by armed whites  
1900 Huge Tulare Lake virtually disappeared due to white drainage of water  
1933 Chunuts Yokuts forced from their Tulare Lake village site  
Year Population Source  
1700 18,000 NAHDB calculation  
1770 18,000 Kroeber estimate  
1800 18,000 NAHDB calculation  
~~1848 14,000 Cook estimate~~  
1852 13,000 Cook estimate  
1880 600 Cook estimate  
1900 550 NAHDB calculation  
1910 533 Census  
1973 595 BIA  
1981 640 BIA  
1989 1,327 BIA  
2000 1,500 NAHDB calculation  
Other speakers of the same language:  
None



## YOKOHL VALLY IMPACTS:

1. Long term negative impacts on the Archaeological Conservancy property:
  - a. Increased traffic on narrow two-lane road that borders the south.
  - b. Increased traffic emissions or smog that degrades paintings.
2. Impact to mineral resources: millions of tons of aggregate is needed to build 10,000 homes.
3. Language in NOP-says that rocks will be ground up and used for aggregate. When the Native Americans and Boswell representatives were at one of the rock art/habitation sites in Yokohl Valley, Ken Woodrow asked an engineer what they planned to do with the site, the engineer replied that they planned to grind up all the rocks and use them for road base. This is a shocking lack of sensitivity to the Native Americans as well as a lack of knowledge of the value of prehistoric features. Ken Woodrow is the most likely descendant for the Yokodo and the tribal spokesperson.
4. ~~Yokohl has been occupied for 12,000 years. Need specific language~~ detailing how the prehistoric and historic sites, which include burial remains and artifacts, will be protected.

## General Plan Update

### Section SL - 3.4 Planned Communities, pg. 7-4

If planned communities are allowed, the County shall require that they are designed to minimize visual impact on scenic working and natural landscapes by: (last of five bullets)

- Integrating cultural, architectural, archaeological, and historic resources into their plans.

## 8. Environmental Resources Management

Cultural Resources, pg. 8-1 Cultural resources consist of tangible or observable evidence of past human activity, found in direct association with a geographic location, including tangible properties possessing intangible, traditional cultural valued. Cultural resources may/shall include buildings, structures, objects, sites, areas, places, record, bedrock mortars, slides, pictographs, or manuscripts which are historically or archaeologically significant.

### Section 8.6 Cultural Resources

- ERM-6.2, Protection of Resources with Potential State or Federal Designations, pg. 8-11

The County should (shall) encourage the protection of cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservations' California Points of Interest and California Inventory of Historic Resources. Such sites may be of statewide or local significance and have anthropological, archaeological, historical, military, political, architectural, economic, scientific, religious, or other values.

- ERM-6.3, Alteration of Sites with Identified Cultural Resources, pg. 8-11

When planning any development or alteration of a site with identified cultural, historical or archaeological resources, consideration should be given to ways of protecting the resources. Development should be permitted in these areas only after a site specific investigation by qualified, independent professional archaeologist has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

- Implementation, #58, pg. 8-20

The County shall incorporate provisions into development regulations that in the event archaeological or buried historical resources are discovered during site excavation, grading, or construction, work on the site will be suspended until the significance of the features can be determined by a qualified, independent archaeologist of academia. If significant resources are determined to exist as defined by CEQA, the archaeologist shall make recommendations for protection or recovery of the resource.

Add Implementation number. The County shall work with the Southern Sierra Archaeological Society to research archaeological sites in proposed development sites and prepare a formal, confidential list of confidential archaeological resources throughout the County.



Feb 26 - 2008

hOLA BUENA TARDES  
mi nombre es Jesus Quevedo  
Vengo de la comunidad de CUTLER, Orasi S  
East Orasi: VECINOS, COMMUNITY WATER CENTER  
mi direccion es 12610 Railroad DR

CUTLER, CA. 93615  
PERTESCO A LA <sup>CONDICION</sup> ~~CONDICION~~ de la AGUA

Vengo a dar testimonio que en  
nuestra comunidad tenemos la contaminación  
de NITRATOS, D.B.C.P, <sup>EXSEDOMC</sup> LOS ~~MAS~~ ALTOS  
ESTANDARDS PERMITIDOS EN EL AGUA  
PATABLE PARA el uso Familiar

LOS

USO

PARA PREPARAR LOS ALIMENTOS y el  
PERSONAL TENEMOS que comprar el agua  
por separado y ASI como nuestra comunidad  
hay VARIOS en el condado de TULARE.

Ahora voy hacer una Recomendacion  
que HAGAN UNA POLIZA de Restriccion  
al donador de LOS NORIAS que se ESTAN  
USANDO para el uso de nuestros Pueblos,  
E.G. de LA INDUSTRIA, Lecherias, Empaques  
y todo aquello que CONTAMINE NUESTRA AGUA  
ESTO NO APARECE EN EL REPORTE AMBIENTAL

TAMBIEN que EL PLAN comunitario ESTE EN  
ESPAÑOL Para CUTLER, ORASI E EAST ORASI  
Yo quiera aludarlos a ustedes...

# PUBLIC NOTICE

## NITRATES

### DRINKING WATER WARNING

DO NOT GIVE THE WATER TO  
INFANTS UNDER 6 MONTHS OLD OR PREGNANT WOMEN  
OR USE IT TO MAKE INFANT FORMULA

Water sample results showed nitrate levels above the nitrate standard, or maximum contaminant level (MCL), of 45 milligrams per liter. Nitrate in drinking water is a serious health concern for infants less than six months old.

#### What should I do?

- **DO NOT GIVE THE WATER TO INFANTS.** *Infants below the age of six months who drink water containing nitrate in excess of the MCL may quickly become seriously ill and, if untreated, may die because high nitrate levels can interfere with the capacity of the infant's blood to carry oxygen. Symptoms include shortness of breath and blueness of the skin. Symptoms in infants can develop rapidly, with health deteriorating over a period of days. If symptoms occur, seek medical attention immediately.*
- **PREGNANT WOMEN SHOULD NOT CONSUME THE WATER.** *High nitrate levels may also affect the oxygen-carrying ability of the blood of pregnant women.*
- Water, juice, and formula for children under six months of age should not be prepared with tap water. Bottled water or other water low in nitrates should be used for infants until further notice.
- **DO NOT BOIL THE WATER.** Boiling, freezing, filtering, or letting water stand does not reduce the nitrate level. Excessive boiling can make the nitrates more concentrated, because nitrates remain behind when the water evaporates.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

Nitrate level 45.7 mg/L

# AVISO PUBLICO DE NITRATO

## AVISO SOBRE SU AGUA POTABLE

NO DE AGUA A BEBER A  
MUJERES EMBARASADAS, O A  
INFANTES MENORES DE 6 MESES,  
NI USARLA PARA HACER LECHE DE FORMULA

Este sistema de agua potable muestra altos niveles de nitrato en el agua. El nivel esta por encima de la norma, o nivel máximo de contaminación (NMC), arriba de 45 miligramos por litro. ~~Nitratos en el agua potable pueden generar serios problemas de salud en bebes~~ menores de 6 meses de edad.

### ¿Que debo hacer?

- **NO LE DE ESTA AGUA A BEBES.** Bebes menores de seis (6) meses que ingieren agua con nitratos en exceso del nivel máximo de contaminación (NMC) se pueden enfermar seriamente y, de no ser tratados, pueden morir. Pues, altos niveles de nitrato disminuyen la capacidad de oxígeno en la sangre del bebe. Los síntomas incluyen dificultad en respirar y el color azul de la piel. Síntomas en los bebes, pueden desarrollarse con rapidez, deteriorando la salud día con día. Si estos síntomas ocurren, busque atención medica de inmediato.
- **MUJERES EMBARAZADAS (EN JESTACION) NO DEBERAN CONSUMIR ESTA AGUA.** Altos niveles de nitrato también pueden afectar la habilidad de transportar oxigeno a la sangre a mujeres embarazadas.
- Agua, jugo, o leche en polvo para bebes menores de 6 meses de edad no debe prepararse con agua de la llave. Deberá usar agua embotellada o agua baja en nitratos hasta nuevo aviso.
- **No hierva el agua.** Hervir, congelar, filtrar o dejar el agua en reposo no reduce el nivel de nitratos. De hecho, al hervir el agua puede aumentar aun más la concentración de nitratos, debido a que los nitratos permanecen aun cuando parte del agua evapora.
- Si usted tiene otros problemas de salud por el consumo de esta agua, usted puede considerar en consultar a su medico.

Nivel de nitrato 45.7 mg/l

## **INFORMACION IMPORTANTE SOBRE SU AGUA POTABLE**

Cutler Public Utility District tiene niveles de Dibromochloropropane (DBCP) mas altos a los standards permitidos en agua potable

Recientemente nuestro sistema de agua no paso los standards para el agua potable. Aunque esto no es una emergencia ustedes como clientes tienen el derecho de saber que deben hacer, que paso y que estamos haciendo para corregir la situación.

Habitualmente vigilamos la presencia de contaminantes en el agua potable. Los resultados de muestras entre los meses de Julio a Diciembre 2006 mostraron niveles de DBCP de .26 µg/L. Esos niveles están por encima del standard o nivel máximo de contaminante (MCL) de 0.2 µg/L

### **Que debo hacer?**

- Usted **no necesita usar la alternativa de agua embotellada.**
- **Esto no constituye un riesgo inmediato.** Si así fuera usted hubiese sido notificado inmediatamente. Sin embargo, algunas personas que toman el agua con exceso de contaminante DBCP por muchos años pueden experimentar problemas reproductivos y un incremento en el riesgo para contraer cáncer.
- Si tiene asuntos de salud referentes al consumo del agua si lo desea puede consultar a su medico.

### **Que paso? Que se ha hecho?**

El Distrito esta trabajando para resolver el problema.

Para mas información, por favor comuníquese con Dionicio Rodríguez, Jr. at (559) 528-3859 o a la siguiente dirección: 40526 Orosi Drive, Cutler, CA 93615.

### **Requerimientos de Notificación Secundaria**

Al recibir la notificación de la persona que opera el sistema publico de agua, la siguiente notificación deber ser entregada directamente dentro de los 10 días (Health & Safety Code Section 116450(g)):

- **ESCUELAS:** Debe notificarse a los empleados, estudiantes, y padres (Si los estudiantes son menores de edad).
- **DUEÑOS Y ADMINISTRADORES DE PROPIEDADES EN ARRENDAMIENTO:** (Incluyendo asilos y hospitales).
- **DUEÑOS, ADMINISTRADORES Y OPERADORES:** Deben notificar a los empleados de negocios localizados en la propiedad.

Este aviso es enviado por Cutler Public Utility District

Identificación Estatal del Sistema de Agua #5410001.

Fecha de distribución: 1 de Marzo de 2007

## **IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER**

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### Cutler Public Utility District Has levels of Dibromochloropropane (DBCP) Above Drinking Water Standards

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Our water system recently failed a drinking water standard. Although this is not an emergency, as our customers, you have a right to know what you should do, what happened, and what we are doing to correct this situation.

We routinely monitor for the presence of drinking water contaminants. Water sample results received between July and December 2006 showed DBCP levels of 0.26 µg/L. This is above the standard, or maximum contaminant level (MCL) of 0.2 µg/L.

What should I do?

- **You do not need to use an alternative (e.g., bottled) water supply.**
- **This is not an immediate risk.** If it had been, you would have been notified immediately. However, some people who use water-containing DBCP in excess of the MCL over many years may experience reproductive difficulties and may have an increased risk of getting cancer.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

**What happened? What was done?**

The District is working on resolving the problem.

For more information, please contact Superintendent Dionicio Rodriguez, Jr. at (559) 528-3859 or at the following mailing address: 40526 Orosi Drive, Cutler, CA 93615.

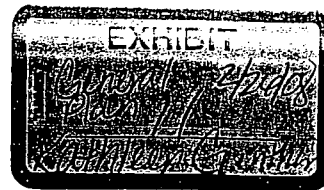
### **Secondary Notification Requirements**

Upon receipt of notification from a person operating a public water system, the following notification must be given within 10 days [Health and Safety Code Section 116450(g)]:

- **SCHOOLS:** Must notify school employees, students, and parents (if the students are minors).
- **RESIDENTIAL RENTAL PROPERTY OWNERS OR MANAGERS** (including nursing homes and care facilities): Must notify tenants.
- **BUSINESS PROPERTY OWNERS, MANAGERS, OR OPERATORS:** Must notify employees of businesses located on the property.

This notice is being sent to you by the Cutler Public Utility District

State Water System ID#5410001. Dated distributed: March 1, 2007



Response to GP Update and DEIR. February 26, 2008

To: Tulare County Board of Supervisors

From: Kathleen Gunther- Seligman. P.O. Box 894, Three Rivers, CA 93271

One of the greatest impacts we make on the environment over the course of our lifetimes is the building of a home, because of all of the materials it requires and the enormous energy needed for construction. A serious problem that we have become aware of is the toxicity of many of the materials that are used in building homes that injure the health of the builders and ultimately the people that live there.

By adopting green building strategies, we can maximize both economic and environmental performance. Green construction methods can be integrated into buildings at any stage, from design and construction, to renovation and deconstruction. However, the most significant benefits can be obtained if the design and construction team takes an integrated approach from the earliest stages of a building project.

Green building has tangible economic and public health benefits. These include lower operating costs via reduced energy and water utility bills, and reduced maintenance and replacement costs via greater durability of materials. The use of non-toxic materials in residential construction is especially important in protecting adults and children from respiratory and other diseases.

The draft EIR states that the General Plan Update could conflict with implementation of state goals for reducing greenhouse gas emissions and thereby have a negative effect on Global Climate Change. This impact is considered significant and unavoidable.

Policies that would require developers to adhere to energy efficiency standards in the construction of new buildings would go a long way toward mitigating that impact.

The General Plan update contains a policy, LU-7.15 which states that "The County shall **encourage** the use of solar power and energy conservation building techniques in all new development" The implementation measure for this policy states that "The County shall review LEED and LEED-ND certification requirements and develop an implementation program. This use of the word "encourage", and the vagueness of the implementation measure renders this policy essentially meaningless.

Also policy AQ 1.3 states that "The County shall require developments to be located, designed, and constructed in a manner that would minimize cumulative air quality impacts. Developers shall be required to present alternatives that reduce air emission and enhance, rather than harm the environment." The implementation measure for this policy states, "The County shall **investigate** the



feasibility of providing financial or other incentives to cities and communities in the county that practice air quality sensitive development." Again, this word "**investigate**" renders the Policy AQ 1.3 vague and ineffective. Building Guidelines and the requiring of incorporating these guidelines into building practices are essential.

There are other policies such as AQ 3.5 and ERM 4.1 that also address alternative practices. The implementation measure for policy AQ 3.5 again is weak and therefore meaningless and Policy ERM 4.1 has no implementation measure at all.

**I suggest the County re-write these policies using firm directive language. Regulations, guidelines and incentives for developers in all of these policies need to be specified and spelled out clearly in this General Plan.**

~~Reedley our neighbor to the north, is already doing this. Reedley authorized an energy efficiency analysis through the Local Energy Assistance Program (Leap) The LEAP program is administered through contracts with South California Gas Company and Southern California Edison. The LEAP analysis made recommendations for design changes that would result in energy savings, relating to a variety of development components by paying attention to building orientation, street width, street trees, energy efficient street lighting, and energy efficient building components in the development of new neighborhoods.~~

I ask that the County quantify the difference in CO2 emissions between the current General Plan update, and an alternative that outlines the sort of energy-saving tactics included in the Reedley Plan.

I also ask that the County provide a true city and community centered Growth alternative that firmly closes the loopholes allowing sprawl.

Southern Sierra Archaeological Society Comments on Tulare County General Plan Draft EIR  
Alternatives - 02/26/08

My name is Mary Gorden. I reside at 24740 Ave. 324 in Lemoncove. I ~~work as a contract historian and archaeologist.~~ I represent the Southern Sierra Archaeological Society.

We should all have a passion for preserving our archaeological and historical past because it is the record of who we are. Tulare County's prehistoric and historic places are unique and cannot be replaced. We have much to be proud of and I will note several examples. When the ancient Egyptians were building pyramids, Native Americans in Tulare County were recording their vibrant culture on the rocks. Consequently, the county has one of the largest concentrations of prehistoric paintings in California. In prehistoric times, California was the most populous area north of Mexico City and the Yokuts were the most numerous of all the Native American tribes in the state. We have over 800 place names in the various Yokuts' dialects for Tulare County.

Our recent history has many firsts as well. J. J. Cairns revolutionized the agricultural industry when he became the first person in the state to use powered pumping of irrigation water. The State of California designated Cairns' olive trees as an historical landmark. Sadly, none of these significant prehistoric or historic sites appear on the list of Historic Properties in the General Plan. The County must establish and maintain a Historic Site Preservation Committee and include archaeology in its activities. This is our heritage and it is worth preserving.

The General Plan charges the Tulare County Historical Society with the task of maintaining a list of the County's historic cultural resources. We propose an implementation measure, which will have minimal cost to the County. The Southern Sierra Archaeological Society can take the responsibility of maintaining a list of the archaeological resources. Qualified people in the organization can prepare a classified, cultural resource overlay of the entire county based on recorded site locations. The advantage to creating such a comprehensive list and map is that it is cheaper than a lawsuit, or added costs to the developer in down-time if sites are found during grading. A further bonus for developers is that they will have a reasonable idea of what to expect on the land they plan to develop.

The wording under Cultural Resources section needs to be clear with concrete implementation measures that can be monitored and enforced. The Draft EIR claims that the General Plan Update would cause a substantial adverse change in the significance of a unique archaeological resource as defined in CEQA, which is the disturbance of human remains, including those interred outside of formal cemeteries. The old General Plan was more protective than the Update. This is not acceptable.

Let's make history. Let's have the guts to change the language from wishy-washy discretionary language that provides no protection to mandatory language that will do so. This word change will show our resolve to save our unique cultural resources. Practical consequences of preserving our heritage are the potential to enhance our scenic landscapes and provide economic opportunities through increased tourism. Thank you.



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Response to General Plan Update and DEIR. February 26, 2008  
To: Tulare County Board of Supervisors  
From: James Seligman. P.O. Box 894, Three Rivers, CA 93271

- ◆ The rural character of Tulare County is a major reason that people want to live here. Many people move to our County to escape from the congestion and pollution associated with cities and big urban areas.
- ◆ From 1970 to 1995, the number of vehicle miles traveled per person increased by 60% in California. While much of this happened in the coastal areas, the San Joaquin Valley is quickly catching up. A recent poll (by the Public Policy Institute of California 2004) found that 44% of Valley residents think traffic is a major problem, compared to just 23% five years before. **Traffic problems are directly linked to land use patterns: Sprawling, low-density development means that people live further and further away from work, schools and shopping -- resulting in more automobiles on the road for longer periods every day. This increase in traffic is a major contributor to air pollution, as well as decreased productivity, stress, and an overall degradation in the quality of life.** (Source: S. Sanders, *Growth Trends and Challenges Under a New York 2004*)
- ◆ A General Plan Update that emphasized compact, efficient development **centered on existing urban areas**; that provided incentives for the development of clean and convenient public transportation; and that gives incentives to pedestrian and bicycle friendly developments, would go a long way in **reducing** the congestion, traffic and pollution associated with more cars on the road.
- ◆ **However, the Draft EIR has determined that the General Plan update will result in a substantial increase in vehicular traffic, "an impact that will be significant and unavoidable."**
- ◆ We believe that this **finding** is due, in large part, to the **policies** that allow for growth in **extensive development corridors along our highways and in the foothills**, as well as policies that would **allow for new towns**. However, the DEIR **fails to quantify the average number of vehicle miles traveled** for either **the update or the alternatives provided in the DEIR**.
- ◆ **The final EIR must include this analysis, along with specific measures to reduce the number of vehicle miles traveled.** This should include General plan policies that would locate all development to within **existing Urban Development Boundaries and Hamlet Development Boundaries**, and require or give incentives for compact, efficient development **contiguous** to existing urban areas. There should also be policies that create mixed land use, higher densities (especially around transit centers), and walkable, bicycle-friendly streets.
- ◆ I support a true **city and community-centered growth alternative**, without the current loopholes that will lead to further sprawl. This alternative would fulfill the explicit wishes of the people of Tulare County by rejuvenating our existing communities, contributing to growth and prosperity, while still protecting our irreplaceable farmlands and precious open spaces.



GP/DEIR PUBLIC HEARING COMMENTS 02/26/08

Good afternoon. My name is Laurie Schwaller; my address is 43857 South Fork Drive, Three Rivers. I am a member of TCCRG. Thank you for the opportunity to speak. My comments will focus on the **critical disconnect** between what the **people** believe the County needs and what the General Plan, as it is **currently written**, will actually accomplish.

First, let's talk about **THE PEOPLE'S PRIORITIES**: The County conducted General Plan workshops to ask the **people what they wanted** for our County's future, and the **people stated their priorities loud and clear**: we want clean air, clean and reliable water supplies, the preservation of our agricultural and open space lands, and a more diverse economy.

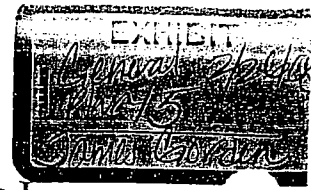
But, **BIG DISCONNECT**: the General Plan, while giving lip service to the people's priorities, is still doing far too little to actually ensure that future for our residents.

We know we're suffering from some of the worst air quality in the nation, facing an emergency in water supply and quality, watching leapfrog sprawl development gobble up our farmland, and being required by State law to address the dire threats of accelerating global warming, but, **BIG DISCONNECT**: the County is **not** adequately analyzing and addressing these conditions in the General Plan documents and is **not** writing policies and implementation measures adequate to improve them.

The County says the Goals and Policies Report "identifies a full set of implementation measures that will ensure the goals and policies in the General Plan will be carried out, and says "Implementation measures should describe actions that are concrete and measurable so their completion can be easily monitored."

**BUT, BIG DISCONNECT**: For many of the policies, there are **NO** corresponding implementation measures at all, and many of the ones that are listed are so vague that they cannot be either measured or monitored; and many aren't even scheduled to be commenced until 2010-2015.

The people's priorities, the most basic principles, must shape and guide the entire General Plan. We must ensure that our growth is resource-efficient and focused in our existing communities that want and can accommodate it, and we must protect and preserve the natural resources on which our economy and our well-being depend. But only to the degree that the Plan enables us to enforce and implement policies carrying out these principles, will we achieve the priorities of healthier air, water, land, and people. The County must provide a strong, clear, enforceable General Plan to get us there, with definite timelines and funding identified for implementation. Thank you.



My name is James Gorden. I live in Lemon Cove. For the past 42 years I have worked in agriculture in this county to help farmers farm sustainably. Now I feel that I need to go to work to help sustain farming in our county.

Tulare County contains some of the most fertile lands in California, making this one of the most agriculturally productive counties in the state, if not the world. Our history is founded on agriculture; agriculture influences our culture and drives our economy. Tulare County MUST therefore protect its agricultural lands. An effective plan for farmland protection would include land use policies and programs to keep land available and affordable for farming. These policies could include the purchase and transfer of development rights, agricultural districts, zoning, cluster zoning, right to farm, and tax relief for farmers.

Although Tulare County uses many such policies, the Draft EIR claims that the General Plan Update could result in the substantial conversion of important farmland to non-agricultural uses. This impact is declared significant and unavoidable.

The DEIR also includes 5 alternatives to the General Plan Update, a couple of which would probably result in less farmland converted to development. These assertions, however, are not quantified, making it impossible to adequately evaluate each alternative's impact on farmland. Furthermore, none of the alternatives call for development efficiency standards or cluster development.

Reports of the State Department of Conservation Farmland Mapping and Monitoring program show that between 1998 and 2006, Tulare County lost over 41,000 acres of farmland rated prime or farmland of statewide importance, from a total of 753,000 acres of this, our best farmland. We can do a better job of protecting this resource. Indeed, we must do a better job if we are truly committed to policies that protect the foundation of our agricultural industries.....our best soils.

We need strong policies to prevent sprawl and to direct smart, compact, efficient growth.

We would like the final EIR to answer the following questions:

What is the difference between the General Plan Update and each alternative in the number of acres of important agricultural land impacted?

What would be the number of acres of important farmland impacted for an alternative restricting development to lands within the development boundaries of existing cities, communities, and hamlets; with no development corridors and allowing no new town development?

Could the General Plan through the use of policies suggested earlier combined with in-kind mitigation policies, with at least a 1:1 ratio, be able to reduce the potential impact to important farmlands to less than significant?

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TABLE A-42  
TULARE COUNTY  
2004-2006 Land Use Conversion

**PART I**  
County Summary and Change by Land Use Category

LAND USE CATEGORY	TOTAL ACREAGE INVENTORIED		2004-06 ACREAGE CHANGES				TOTAL ACREAGE 2006
	2004	2006	ACRES LOST (-)	ACRES GAINED (+)	TOTAL ACREAGE CHANGED	NET ACREAGE CHANGED	
Prime Farmland	384,388	379,762	5,907	1,281	7,188	-4,626	376
Farmland of Statewide Importance	339,679	332,159	8,961	1,541	10,502	-7,420	79
Unique Farmland	12,527	12,218	862	553	1,415	-309	11
Farmland of Local Importance	137,436	143,826	3,026	9,416	12,442	6,390	318
IMPORTANT FARMLAND SUBTOTAL	873,930	867,965	18,756	12,791	31,547	-5,965	733
Grazing Land	440,620	440,135	1,100	615	1,715	-485	102
AGRICULTURAL LAND SUBTOTAL	1,314,550	1,308,100	19,856	13,406	33,262	-6,450	885
Urban and Built-up Land	53,927	55,887	362	2,322	2,684	1,960	0
Other Land	212,740	217,230	1,826	6,316	8,142	4,490	51
Water Area	4,656	4,656	0	0	0	0	0
TOTAL AREA INVENTORIED	1,585,873	1,585,873	22,044	22,044	44,088	0	938

**PART II**  
Land Committed to Nonagricultural Use

LAND USE CATEGORY	TOTAL ACREAGE 2006
Prime Farmland	376
Farmland of Statewide Importance	79
Unique Farmland	11
Farmland of Local Importance	318
IMPORTANT FARMLAND SUBTOTAL	733
Grazing Land	102
AGRICULTURAL LAND SUBTOTAL	885
Urban and Built-up Land	0
Other Land	51
Water Area	0
TOTAL ACREAGE REPORTED	938

**PART III** Land Use Conversion from 2004 to 2006

LAND USE CATEGORY	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance		Subtotal Important Farmland	Grazing Land	Total Agricultural Land	Urban and Built-up Land	Other Land	Water Area	Total Converted To Another Use
				Local Importance	Important Farmland							
Prime Farmland (1)(2)(3)	0	3	110	3,132	3,245	11	3,258	982	1,659	0	0	5,907
Farmland of Statewide Importance (2)(3)	6	0	31	5,845	5,881	6	5,887	131	2,943	0	0	8,961
Unique Farmland (4)	86	6	0	25	117	500	617	18	227	0	0	862
Farmland of Local Importance	813	941	36	0	1,780	38	1,828	358	840	0	0	3,026
IMPORTANT FARMLAND SUBTOTAL	904	950	177	9,002	11,033	555	11,588	1,499	5,869	0	0	18,756
Grazing Land	6	3	286	132	427	0	427	117	556	0	0	1,100
AGRICULTURAL LAND SUBTOTAL	910	953	483	9,134	11,460	555	12,015	1,616	6,225	0	0	19,856
Urban and Built-up Land (5)	78	62	0	85	235	36	271	0	91	0	0	362
Other Land	293	526	90	187	1,096	24	1,120	706	0	0	0	1,826
Water Area	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL ACREAGE CONVERTED	1,281	1,541	553	9,416	12,791	615	13,406	2,322	6,316	0	0	22,044

- (1) Conversion to Unique Farmland primarily due to the expansion of a potted plant nursery on the Exeter quad.
- (2) Conversion to Farmland of Local Importance due to land left idle for three update cycles, land used for dryland grain production, and new and expanded dairies.
- (3) Conversion to Other Land primarily due to the use of improved digital imagery to distinguish low-density housing throughout the county, and the addition of wetland reserve areas on the Alpaugh quad.
- (4) Conversion to Prime Farmland primarily due to the determination of irrigation status of two plots of previously nonirrigated farmland on the Paige and Tulare quads.
- (5) Conversion from Urban and Built-up Land is primarily the result of the use of improved digital imagery to delineate more distinct urban boundaries.

**TULARE COUNTY**  
**1998-2006 Land Use Summary (1)**  
 Farmland Mapping and Monitoring Program  
 CALIFORNIA DEPARTMENT OF CONSERVATION

LAND USE CATEGORY	ACREAGE BY CATEGORY (2)					1998-2006 NET ACREAGE	AVERAGE ANNUAL ACREAGE
	1998 (3)	2000 (4)	2002	2004	2006		
Prime Farmland	396,125	393,029	387,620	384,388	379,762	-16,363	-2,045
Farmland of Statewide Importance	357,221	350,589	345,763	339,579	332,159	-25,062	-3,133
Unique Farmland	11,792	11,723	12,746	12,527	12,218	426	53
Farmland of Local Importance	110,042	125,263	126,815	137,436	143,826	33,784	4,223
<b>Important Farmland Subtotal</b>	<b>875,180</b>	<b>880,604</b>	<b>872,944</b>	<b>873,930</b>	<b>867,965</b>	<b>-7,215</b>	<b>-902</b>
Grazing Land	439,955	434,047	440,550	440,620	440,135	180	23
<b>Agricultural Land Subtotal</b>	<b>1,315,135</b>	<b>1,314,651</b>	<b>1,313,494</b>	<b>1,314,550</b>	<b>1,308,100</b>	<b>-7,035</b>	<b>-879</b>
Urban and Built-Up Land	48,500	49,380	52,213	53,927	55,887	7,387	923
Other Land	217,607	217,182	215,506	212,740	217,230	-377	-47
Water Area	4,629	4,656	4,656	4,656	4,656	27	3
<b>Total Area Inventoried</b>	<b>1,585,871</b>	<b>1,585,869</b>	<b>1,585,869</b>	<b>1,585,873</b>	<b>1,585,873</b>	<b>2</b>	<b>0</b>

- (1) Interim component of the county was upgraded to Important Farmland status upon completion of the Western Tulare soil survey.  
 (2) Figures are generated from the most current version of the GIS data.  
 (3) Category totals for 1998 do not match those in the 'combined data 1986-98' worksheet. The combined data worksheet is a mathematical worksheet that reflects the final Important Farmland product and the impact of mapping Farmland of Local Importance in the western portion of the county.  
 (3) Due to the incorporation of digital soil survey data (SSURGO) in 2000, acreages for farmland, grazing and other land categories may vary slightly from previous reports.

PERCENTAGE OF COUNTY INVENTORIED: 51%



**TULARE COUNTY**  
**1986-1998 Land Use Summary—Important and Interim Areas Combined**

Farmland Mapping and Monitoring Program  
 CALIFORNIA DEPARTMENT OF CONSERVATION

LAND USE CATEGORY	ACREAGE BY CATEGORY (1)							
	1984	1986	1988	1990	1992	1994	1996	1998 (3)
Prime Farmland	0	84,650	85,356	85,676	85,778	85,727	85,497	84,979
Farmland of Statewide Importance	0	27,719	27,641	28,057	28,171	28,272	28,529	28,467
Unique Farmland	0	6,618	6,678	6,750	6,860	6,854	6,913	7,228
Farmland of Local Importance	0	15,217	16,163	71,232	70,810	70,852	70,543	70,730
Irrigated Farmland	0	653,230	656,236	657,072	655,214	653,649	649,717	645,450
Non-irrigated Farmland	0	6,224	6,851	6,630	7,473	7,483	7,408	8,145
<b>Farmland Subtotal</b>	0	793,658	798,925	855,417	854,306	852,837	848,607	844,999
Grazing Land	0	514,048	512,529	457,746	456,552	456,668	456,376	455,451
<b>Agricultural Land Subtotal</b>	0	1,307,706	1,311,454	1,313,163	1,310,858	1,309,505	1,304,983	1,300,450
Urban and Built-Up Land	0	37,690	38,204	39,310	42,518	45,332	46,676	48,525
Other Land	0	235,940	231,677	228,862	227,983	226,521	229,579	232,263
Water Area	0	4,533	4,533	4,533	4,509	4,509	4,629	4,629
<b>Total Area Inventoried</b>	0	1,585,869	1,585,868	1,585,868	1,585,868	1,585,867	1,585,867	1,585,867

- (1) Figures are generated from the most current version of the GIS data. Files dating from 1986 through 1992 were reprocessed with  
 (2) Increase in Farmland of Local Importance acreage between 1988 and 1990 due to adoption of expanded definition for locally impc  
 (3) Category totals for 1998 do not match those in the '1998-present' worksheet. This worksheet is a mathematical summary of Tulare and does not reflect the final mapping of Farmland of Local Importance for the County. See 1998-present worksheet for final 1998 d

PERCENTAGE OF COUNTY INVENTORIED: 51%

California Department of Conservation  
Farmland Mapping and Monitoring Program

2006 FIELD REPORT

COUNTY: Tulare

FIELD MAPPER(S): Michael Kisko

**IMAGERY:**

source: National Agricultural Imagery Program (NAIP)

date: summer 2005

scale: 2 meter resolution

film type: true color mosaic

coverage gaps: none

~~additional imagery: Landsat 7 infrared imagery from summer 2005, 30-meter resolution~~

**WRITTEN, DIGITAL & ORAL INFORMATION SOURCES:** *Please list which local governments, interest groups, or individuals submitted comments on the 2004 maps. Also list all phone and in-person contacts made or related GIS data referenced while conducting the 2006 update.*

➤ *local review comments*

*cities: Visalia and Porterville*

*county:*

*others:*

➤ *personal contacts: none*

➤ *GIS data referenced: Federal and State public land layers and SWIS landfill reference file*

**2004-2006 CHANGES\*:** *Please summarize the most common changes to the maps. List representative locations (quad or city) of each type of change encountered. Make sure to list and describe particularly large, unusual or notable changes and give estimates of the acreage involved.*

➤ **Irrigated Farmland to Urban Land: 30 changes**

Conversions of Irrigated Farmland to Urban Land were primarily due to the construction of new homes and buildings in the Visalia, Tulare, Exeter, Porterville, and Earlimart areas.

In Visalia, new home construction occurred on all sides of the city except the south side with half of the new development occurring in northern Visalia. These new homes and buildings accounted for the conversion of approximately 480 acres of Irrigated Farmland

around Visalia. Approximately 290 acres of new homes were added in northern Visalia including portions of the "Shannon Ranch" (~100 acres) and "Ashley Grove" (~30 acres) housing developments. In western Visalia, approximately 120 acres of new homes and buildings were added, including the "Traditions" and "Pinnacles" housing developments (~100 acres). Finally, eastern Visalia saw the addition of approximately 70 acres of new homes.

Meanwhile, a lesser amount of Irrigated Farmland to Urban Land conversion occurred in other cities throughout Tulare County. Approximately 70 acres of new homes were added in the City of Tulare with the largest addition occurring in northern Tulare (~50 acres) including the "Vista Del Sol, Courtyards, and Bella Vista" developments. In Exeter, approximately 70 acres of new homes were also added. In Porterville, the "Summit Charter Academy" (~10 acres) was a new addition along with the expansion of sports fields for the Porterville Sports Complex (~30 acres). Finally, new homes in Earlimart accounted for the conversion of 15 acres of Irrigated Farmland.

#### ➤ **Local, Grazing or Other Land to Urban Land: 48 changes**

Conversions of Local, Grazing or Other Land to Urban Land were primarily due to new home and building construction, increased density of existing housing areas due to infill construction, and improved digital imagery.

In Visalia, approximately 120 acres of new homes and buildings were added this update, including the "Willow Creek" (~30 acres) home development in eastern Visalia. Meanwhile, the "Cottonwood Creek Elementary School" (~10 acres) was a new addition to southern Visalia. On the other hand, new homes along with the addition of commercial and industrial buildings accounted for the urbanization of approximately 40 acres in Tulare. Meanwhile, Porterville saw approximately 70 acres of urbanization due to new homes and a new "All American Storage" facility. Finally, smaller additions of new homes and buildings were made in the Cities of Dinuba (~50 acres), Exeter (~20 acres), Farmersville (~15 acres), Orosi (~15 acres), Lindsay (~10 acres), and Springville (~10 acres).

The remaining conversions in this category were due either to the increased density of existing housing areas due to infill construction or improved digital imagery allowing us to more accurately quantify the number of homes in a given area. This accounted for the urbanization of approximately 450 acres of Local, Grazing or Other Land with approximately 250 of those acres due to an increased density of homes in the Springville area.

#### ➤ **Irrigated Farmland to Local or Grazing Land: 243 changes**

This category of change primarily included Irrigated Farmland that had been fallow for three or more update cycles, areas of nonirrigated crop production on formerly irrigated farmland, the addition of new dairies, and the expansion of existing dairies.

First, there were many conversions of Irrigated Farmland to Grazing Land due to fields having been fallow for three or more update cycles. The vast majority of these conversions were for less than 30 acres. However, conversions of 50 acres or more were seen on the Monson (1), Visalia (1), Rocky Hill (1), Waukena (1), Tulare (2), Lindsay (1), Woodville (1), Success Dam (1), Alpaugh (3), Ducor (1), Allensworth (6), Delano West (1), and Fountain Springs (1) quads. The largest conversions were seen in the southern part of Tulare County on the Success Dam (~225 acres), Alpaugh (~220, 130, and 790 acres),

Allensworth (~470, 350, 160 acres), and Delano West (~330 acres) quads.

Secondly, the conversion of Irrigated Farmland to Farmland of Local Importance was another type of change made in this category. This type of conversion was brought about by the discontinuance of the irrigation of farmland and the subsequent production of nonirrigated crops, such as dryland grains, in place of the irrigated crops. These areas had shown no evidence of irrigation in the last three or more update cycles, only nonirrigated crop production. Large conversions of this type occurred on the Success Dam (~110 acres), Ducor (~630 acres), Richgrove (~150 acres), and Fountain Springs (~290 acres) quads.

Third, the addition of new dairies and the expansion of existing dairies was cause for the conversion of Irrigated Farmland to Farmland of Local Importance. The two significant additions of new dairies this update included the "Dairyland Farms" dairy (~60 acres) on the Woodville quad and the "South Lakes Dairy" (290 acres) on the Alpaugh quad. Finally, the expansion of dairies throughout the county accounted for the conversion of approximately 350 acres of Irrigated Farmland. Some of this expansion is simply due to improved digital imagery that allows us to more accurately delineate these dairies.

➤ **Irrigated Farmland to Other Land: 156 changes**

The delineation of farmsteads and ranchettes accounted for most of the conversions of this type with most changes encompassing 20 acres or less. These types of land use conversions were made throughout the county with many of the changes attributable to improved, high-resolution imagery that allowed for the delineation of these land use types.

On the other hand, three large plots on the Alpaugh quad (~640, 310, and 670 acres) were converted to Other Land after being fallow for three update cycles. These areas were shown to have wetland reserve program easements after consulting ancillary GIS data layers and looked like habitat or wetland areas in the imagery and field check.

➤ **Local, Grazing or Other Land to Irrigated Farmland: 71 changes**

The conversion of Local, Grazing or Other Land to Irrigated Farmland involved the addition of small plots of newly irrigated agriculture, including many additions of orchards and some irrigated pasture, throughout the county. The majority of these plots were less than 20 acres in size. Larger conversions occurred on the Orange Cove South (~80 acres), Traver (150 acres), Monson (80 acres), and Ducor (~130 acres) quads.

➤ **UNUSUAL:** *Category changes, complications with the Farmland of Local Importance definition, or any other special circumstances in 2006.*

Irrigated Farmland to irrigated pasture and vice versa: Conversions of this type were due to improved, high-resolution imagery and site visits to confirm land use. These changes in land use will not result in any discernible map category change on our Important Farmland Maps unless the area undergoing the change is on lesser quality soils.

Grazing Land to Other Land: These conversions were primarily due to the delineation of farmsteads and ranchettes throughout the county.

Urban Land to Grazing or Other Land: These conversions were primarily the result of the use of detailed digital imagery to delineate more distinct urban boundaries.

Grazing Land to nonirrigated cropland: These were additions of nonirrigated crops on the Quincy School quad (~1,300 acres).

**PROBLEM AREAS:** *What locations and map categories need careful checking in 2008? Why?*

Monitor the southern part of Tulare County, particularly the Allensworth, Hacienda Ranch, and Alpaugh quads for land being retired from irrigated crop production

**LABOR ESTIMATE:** *Please estimate the amount of time spent on the following tasks.*

*photo interpretation, start date: 1/5/07*

*photo interpretation, number of days: 12*

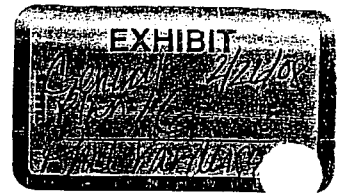
*ground truthing dates: 2/5/07-2/9/07*

*# days for map compilation and clean up: 9*

\* **Note:** **Irrigated Farmland** = Prime Farmland, Farmland of Statewide Importance or Unique Farmland; **Local** = Farmland of Local Importance

*Further information on the Farmland Mapping and Monitoring Program can be found at:*

[www.consrv.ca.gov/dlrp/fmmp](http://www.consrv.ca.gov/dlrp/fmmp)



Greetings

I am Phil Vandegrift, Chairman of the Council of Cities of Tulare County.

We represent, the 8 Incorporated Cities of Tulare County, 40 elected officials and over 300,000 City-County Citizens.

We come to this hearing in the spirit of good and representative government.

This truly marks a historic time in Tulare County History.

Not only is our County working through the General Plan Process but so are a number of our 8 Incorporated Cities.

These plans will foretell the future success or failure of all our communities and citizens for many years to come.

This opportunity has made it apparent that good government dictates acknowledgement that collectively we can raise the Quality of Life and Vitality of all our communities if we work and plan together.

The Mission of the Council is simple; "To unite in protecting our Communities from Crime and promoting Orderly /Planned Development in our Spheres of Influence and Urban Development Boundaries".

To this end the Council of Cities is United.

Today, we come to share a number of concerns.

I. Development On Unincorporated Lands Within City Urban Development Boundaries (UDBs):

Draft policies PF 1.2 and PF 2.2 propose to include new language directed at expanding the County's ability to develop lands inside city urban development boundaries. **This is a significant, profound, and detrimental shift from County's past policies addressing development proposals on unincorporated lands within City UDBs.** The current plan implements a philosophy that growth inside city UDBs should occur inside incorporated cities and not on unincorporated lands. This past philosophy recognizes the abilities of the cities to provide urban services to serve new development at necessary urban densities, and promotes comprehensive and uniform development standards to achieve an efficient urban landscape.

The new County General Plan policies virtually lift all limitations on growth on unincorporated properties within City UDBs. If these policies are adopted, instead of development being referred to the applicable city

property taxes, sales taxes, and tourism. However, increasing the revenue pot by fiscalizing countywide land use will create more long term problems than it will solve. Environmental issues, increased air pollution, lack of infrastructure maintenance, and long distances for services delivery will offset any revenue increases that the County might experience in the future.

Alternatively, the Cities propose working with the County to improve its fiscal condition using a combination of revenue sharing strategies and appropriate countywide development impact fees. We recognize that the Cities and the County could both benefit by more efficiently adding real property transactions to the tax rolls. This action would increase revenue and cash flows on interest income alone. The Cities also wish to explore the real impact on revenues to the County and the Cities on property pre and post annexation and development. In combination with Measure R and other potential revenue sources and program refinements, the Cities believe that a comprehensive revenue sharing strategy combined with a suitable countywide impact fee program could help place the County in a better fiscal position without relying on widespread growth in unincorporated areas.

To Best address these concern, the Council of Cities request that the Board of Supervisors form a sub-committee with members of the Board and appropriate staff to meet with representatives of the Council of Cities and its staff to start the process of addressing the issues I have identified, and others on our list.

We stand ready to meet at a time and place of your choosing.

**I realize that the purpose of this public hearing is to receive the presentation by your staff, and take initial public comment. Although there may be additional opportunities for public comment in the future, we would like to start working with your sub-committee immediately, as several of our Cities are moving forward with their own General Plan efforts, and time is of the essence.**

**I would ask the Board to consider who might be willing to sit on this sub-committee, so we may schedule our first meeting. We await your answer.**

for potential annexation and development, a development project can occur on unincorporated land within a city UDB if the County deems it "regionally significant" based on such factors as "substantial benefits will be conferred on countywide operations", or "any other relevant factor considered on a case by case basis". In essence, this policy shift permits the County to allow development to occur anywhere within city UDBs potentially ignoring responsible community planning and effective provision of services. Over the long term, these policies will (1) encourage poorly planned development; (2) generate inconsistent development standards; (3) cause sprawl around cities; (4) frustrate attempts by cities to effectively implement their general plans; (5) place cities in competition with County for development within city UDBs; (6) create future County islands and (7) cause regional environmental damage.

II. Urban Development Boundaries for Cities:

Draft policies 4.2 and 4.3 begin to define Urban Development Boundaries that may impact cities in Tulare County with differing results. The comment that, "Expansions for residential or other sensitive land uses will be discouraged if the boundary is currently, or will be when expanded, within one mile of an active dairy." This could eliminate a city's ability to grow and keep pace with a growing state population.

III. Spheres of Influence:

Draft policy 4.5 is a new policy statement that indicates, "City UDBs and the (Sphere of Influence) SOI as administered by the LAFCO should be consistent at all times insofar as it is administratively feasible to do so." From the cities' perspective, these two boundary lines have different connotations. In application, as stated, the SOI would be tied to a 20 year growth boundary.

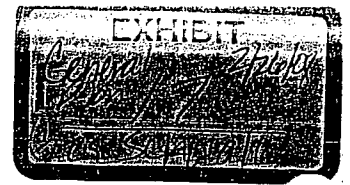
IV. Revenue Sharing:

Draft policy 4.14 describes revenue sharing as an incentive for directing urban growth to cities within their UDBs. As stated, this is to be negotiated at any time one of four events would take place. That would include the adoption of a city's general plan update when proposed to the County for adoption, modifications to a city's sphere of influence, city proposed annexation, or joint development or redevelopment project proposed by the County and a city.

The Council of Cities is keenly aware of the financial constraints of Tulare County. From the policies under consideration for the new General Plan, it is clear that the County intends to improve its financial condition by promoting growth that will potentially generate revenues from increased



Tuesday, February 26, 2008



Tulare County Board of Supervisors  
County Civic Center  
Administrative Building  
2800 West Burrel Avenue  
Visalia, CA 93291

c/c David Bryant, Division Manager Special Projects, Tulare County RMA

Subject: Comments on Draft General Plan Update at Board of Supervisors meeting, February 26, 2008

### Air Quality

It has been said that breathing our air is the equivalent to smoking a half a pack of cigarettes a day. As the DEIR points out, Tulare County remains in violation of small particulate (PM10) and ozone standards. As a result, Tulare County experiences some of the worst health conditions in the state and the nation, with avoidable hospitalizations about 20% higher than the statewide average, with increased diagnoses of asthma, congestive heart failure, diabetes, and hypertension. In the last decade, the rate of childhood asthma has soared – in the Central Valley it has nearly doubled.

**Economic development and business recruitment** will be increasingly difficult in an area plagued by unhealthy air quality. If we do not succeed in implementing programs that will reduce emissions from mobile sources, then we will **to reduce the emissions from job-producing stationary sources.** If we do not attain air quality standards, then **federal sanctions may be imposed that limit stationary source expansion and withhold highway funds.** This could **make most industrial expansion prohibitively expensive.** The great challenge is to drive less, so we must plan, develop, and manage our communities to make it easy for people to walk, bicycle, or use public transit."

At public meetings and workshops, the people of Tulare County have spoken out loudly, clearly and repeatedly for improvement in air quality. Yet by enabling and encouraging auto-dependent rural sprawl development, all of the proposed General Plan alternatives would make air quality and related health impacts even worse in Tulare County.

- ◆ The DEIR concludes that worsening air quality and negative health impacts to sensitive groups like children and the elderly are **"significant and unavoidable."** This is unacceptable!
- ◆ While the Draft EIR states that some alternatives will have slightly fewer negative air quality impacts than others, **it fails to provide adequate analysis and financial costs of the level of additional air pollution and health impacts that will be produced by each alternative.**
- ◆ The DEIR also states that **"trip reduction measures"** would help to offset the additional air pollution and health impacts forecast under the plan. For each of the alternatives, the Final EIR must quantify projected increases in vehicle trip generation, vehicle emissions and related health problems, **including analysis of an alternative that directs all growth to within existing development boundaries,** using smart growth, infill and compact development and related principles.
- ◆ The Final EIR must provide specific mitigation measures that would reduce the significance of projected air pollution and health impacts.

Feb 26, 2008

The solution is to **direct and focus smart, responsible growth to within existing development boundaries**, where infrastructure already exists. Along with increased public transportation options, this will reduce the distances people drive to work, school, shop, and recreation.

The Goals and Policies Report and the DEIR describe Land Use policies (Land Use policies 1.1, 1.2, 1.3, 1.4, 1.8) to reduce air pollution, including these "designed to encourage economic and social growth while retaining quality of life standards":

- o smart growth and healthy communities
- o innovative development
- o prevent incompatible uses
- o compact development
- o encourage infill development

These are smart, sensible policies, and central to the recommendations made by **Tulare County Citizens for Responsible Growth (TCCRG)** for a responsible growth plan that directs all new growth to within existing development boundaries. Now you must implement them.

---

Air Quality impact that are **"Significant and unavoidable"** are indeed unacceptable.



**Gregory Schwaller**

**43847 South Fork Drive**

**Three Rivers, CA 93271**

**559 561 0111**

**Gschwaller1@earthlink.net**



TULARE COUNTY BOARD of SUPERVISORS

February 26, 2008

1, Groundwater Pollution-----Created by Rural Residential Development

A, Review Facts, Reference---US EPA Design Manuel---Oct. 1980

“ONSITE WASTEWATER TREATMENT and DISPOSAL SYSTEMS”

BOD’s—Bio-Chemical Oxygen Demand—(measure of organic material) carbon  
150 samples—Range 7-480 mg/l —Mean 138 mg/l—

Wastewater Treatment Standards 30 mg/l or less-- City Sewer will be well below 10 mg/l

Septic tanks provide an organic discharge  
These combine with chlorine to form Chlor-Organics  
These are a public health concern -including causing cancer

NITRATES—(USDA reference here is total nitrogen)

99 samples—Range 9-125 mg/l—Mean-45 mg/l  
Nitrates are 33%-66 % of the total—significant source

2, Septic tanks pollute---A portion of effluent will degrade—Percentage--?? 50%

Balance of the putrid effluent will move down into the groundwater-  
That’s why we see CITY SEWER SYSTEMS

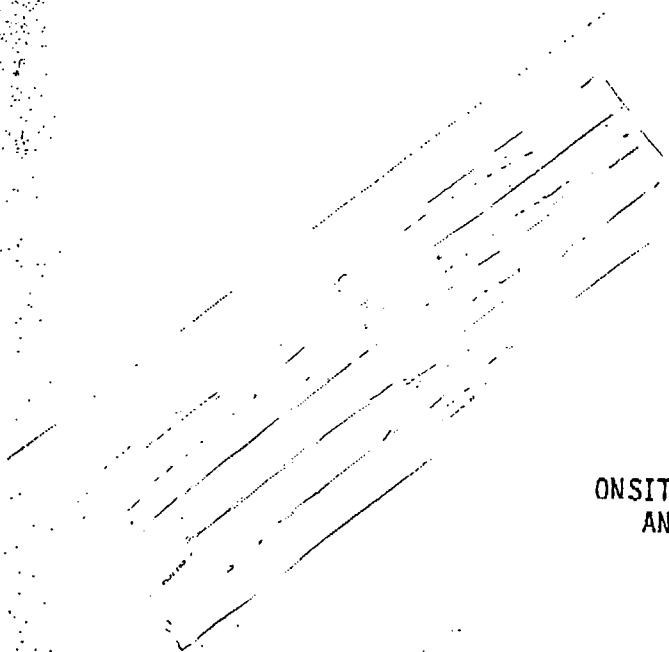
3, Groundwater level at the 36 home development adjacent to us is 18 feet  
Septic leach lines at 6 feet-Kings River rises 8-10 feet -2/4 feet to water  
Water Flow Gradient will change with the seasons--moves sewage water to neighbors

4, BSK Laboratory Samples submitted to the Tulare County Board of Supervisors in 1995  
Nitrates 33mg/l --35mg/l—46mg/l—66mg/l on Road 36

5, CURRENT PLANNING and ENVIRONMENTAL REVIEW PROCESS is FAILING

**ENVIRONMENTAL REVIEW - Needs to based on SCIENCE  
TIME TO STAND UP and DO THE RIGHT THING**

Fred H. Swanson



DESIGN MANUAL

ONSITE WASTEWATER TREATMENT  
AND DISPOSAL SYSTEMS

---

U.S. ENVIRONMENTAL PROTECTION AGENCY  
Office of Water Program Operations  
Office of Research and Development  
Municipal Environmental Research Laboratory

October 1980

TABLE 6-1

SUMMARY OF EFFLUENT DATA FROM VARIOUS SEPTIC TANK STUDIES

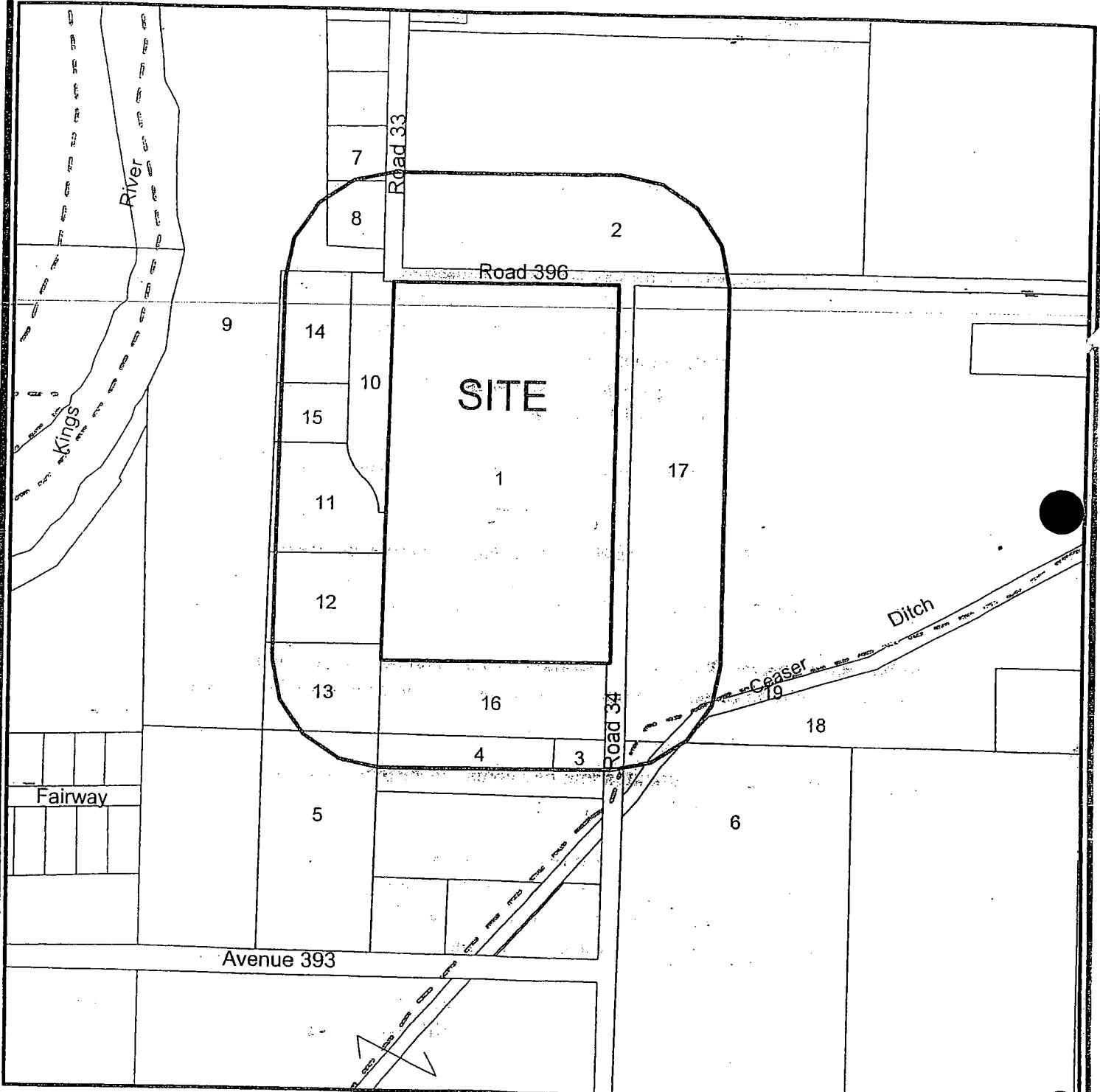
Parameter	Ref. (2)	Ref. (3)	Source	Ref. (5)	Ref. (6)
	7 Sites	10 Tanks	Ref. (4) 19 Sites	4 Sites	1 Tank
BOD <sub>5</sub>					
Mean, mg/l	138	138a	140	240b	120
Range, mg/l	7-480	64-256	--	70-385	30-280
No. of Samples	150	44	51	21	50
COD					
Mean, mg/l	327	--	--	--	200
Range, mg/l	25-780	--	--	--	71-360
No. of Samples	152	--	--	--	50
Suspended Solids					
Mean, mg/l	49	155a	101	95b	39
Range, mg/l	10-695	43-485	--	48-340	8-270
No. of Samples	148	55	51	18	47
Total Nitrogen					
Mean, mg/l	45	--	36	--	--
Range, mg/l	9-125	--	--	--	--
No. of Samples	99	--	51	--	--

a Calculated from the average values from 10 tanks, 6 series of tests.

b Calculated on the basis of a log-normal distribution of data.



# Location and Property Ownership Map for Hearing Notification for PSV 07-003/TM 797



**Owner:** KINGS RIVER LAND COMPANY LLC  
**Address:** 5774 AVE 392  
**City, State ZIP:** DINUBA CA 93618  
**Applicant:** KINGS RIVER LAND CO.  
**Agent:** QUAD KNOPF  
**Assessors Parcel #** 028370007

200 0 200 400 600 800 Feet

- 1 Project Site for PSR 07-003
- 2 - 19 Properties within 300' of project site, to receive written notification of proposal



TULARE COUNTY PLANNING COMMISSION

January 30, 2008

- 1 Mitigated Negative Declaration ----- Disagree with (b) (c) (d)
- 2 Pg. 2 dedicate additional 10 feet -----East side of Road 34
- 3 Pg. 2 Chemical test of water -----Lot "A" or 396 & 33 ???
- 4 Pg. 2 Individual septic tank leach line system ----- Very serious problem
- 5 Pg. 3 Zoned on east AE-20 (Agriculture) ----- Conflict/rural-urban interface
- 6 Pg. 7 County General Plan Update ?-----Confusing/violates ERME
- 7 Pg. 8 Planning Commission Supervisors -----Approved 25 lots, 1 mi. North
- 8 Pg. 9 Building site development -----Shallow water table
- 9 Pg. 11 Water table -----Ground water at 23 or 18 feet ???
- 10 Pg. 14 Regional Water Quality Control Board -----No comment???
- 11 Pg. 14 Environmental Assessment Officer -----No impacts???
- 12 Pg. 15 Right to farm notice -----Hollow statement
- 13 Pg. 17 "Potentially affected factors" -----Hydrology & Water???
- 20 Pg. 20 Agricultural Land Conversion -----Not deemed significant???
- 21 Pg. 27 Hydrology and Water Quality -----Absolutely Incorrect !!!

SUMMARY

This project poses a very serious and unacceptable environmental risk to the quality of the groundwater and the people living in the surrounding area. The water table is shallow and is impacted by the elevation of the water flowing in the adjacent Kings River. As a result, the water table will rise with the springtime high water periods that occur during our good water years. 2006 would be a typical example of a "moderate to high" water year and the excess water seepage flowing to the soil surface required pumping from the golf course to maintain the grass. In addition, the fluctuating water level will alter the gradient and groundwater flow which will potentially impact the water quality for families living some distance from the development site.

It is important to note that there has been a ongoing process of piecemeal and uncoordinated rural residential development within the surrounding area plus over to and including road 40 north of the Kings River School. These factors plus the continuing rural residential developments currently planned or already under construction are placing an unacceptable health risk on everyone within this general area.

The proposed new development will fortunately be required to undergo water quality testing for their drinking water on an ongoing basis. However, these 36 families will be adding their effluent to the groundwater and thereby potentially impacting the quality of the drinking water of all those living within the surrounding area.

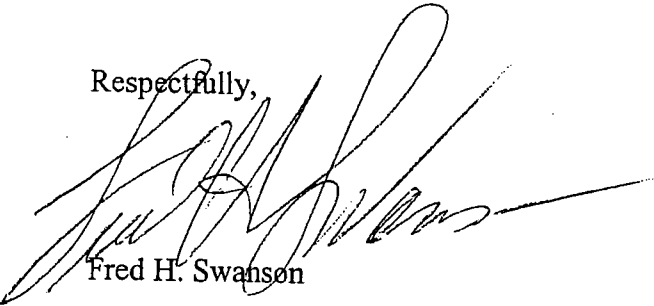
I have great respect for all the public servants working for the benefit of everyone in the County of Tulare. I do not believe that we find ourselves in this dilemma today as a result of neglect or any malicious intent by those that are the public guardians of our county. I do however, believe that there has been a failure within the Tulare County Review System to look at the overall impacts, the interactions and relationships between all of these fragmented and uncoordinated planning and development actions.

This causes me to have great concern. Our family has lived and farmed on Road 36 for nearly 100 years. More than just a few of our neighbors have done the same. The three children being raised today in the family home built by my grandparents are the fifth generation to live there. Agriculture is still an important economic engine for Tulare County and the Valley as a whole.

Are we to assume that this important contributor to the economic wellbeing and long term provider for our foodstuffs is only of value until someone decides to discontinue the bounty provided by our Creator and build houses?

I am suggesting that it is time for a long overdue review of what is happening within our County.

Respectfully,



Fred H. Swanson



Analyses Request / Chain of Custody

BSK Log Number: 0726

Analytical Due Date: 2-22-95

Requested Analyses

Shaded areas for LAB use only

Client Name	Report Attention:	Phone #	Comment or Station Code
Fred Swanson	Fred Swanson	891-2563	
P.O. Box 531	Project, Quote or PO #	FAX # 891-2637	
City, State, Zip	Copy to:	System #	
Kingbury CA 93631	Sampled by: Cecil Harris		
LAB use only	Date Sampled	Time Sampled	Sample Description/Location
1	2-21-95	0905	well # 1
2	0915	11	2
3	0925	11	3
4	2-21-95	0935	11 4
			For results A.S.A.P.
			Attn: Fred Swanson

ANALYSIS  
 COPY

Matrix Type: L - Liquid S - Solid G - Gas  
 Type of Hazards Associated with Samples:  - Formal Chain of Custody  - QC Data package

Rush Priority:  - 2 Day  - 5 Day

Additional Services Authorized by: \_\_\_\_\_

Payment Received with Delivery: Date: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
 Check # \_\_\_\_\_ Initials \_\_\_\_\_  
 Receipt # \_\_\_\_\_

Requested / Relinquished by:	Print Name	Company	Date	Time
<i>D.W. Olson</i>	D. W. OLSON		2-21-95	0940
Received / Relinquished by:				
Received / Relinquished by:				
Received / Relinquished by:				
Received for Laboratory by:	Cecil Harris	B.S.K. Lab	2-21-95	0940

# **BSK** ANALYTICAL LABORATORIES

Fred Swanson  
PO Box 531  
Kingsburg, CA 93631

Date Sampled : 02/21/95  
Time Sampled : 0905  
Date Received : 02/21/95  
Report Issue Date: 02/22/95

Case Number : Ch950426  
Lab ID Number : 0426-1  
Project Number : None  
Sample Description: Well #1

Sample Type: LIQUID

## Results of Nitrate Analysis

Method No.	Constituent	Unit	Results	DLR
EPA 353.2	Nitrate as (NO3)	mg/L	66	1.0

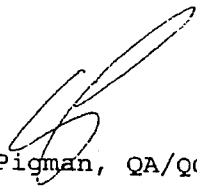
Sample DLR = DLR x DLR Multiplier,

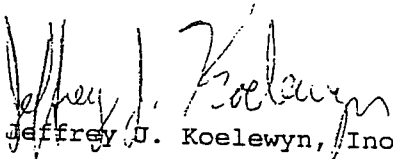
DLR Multiplier = 1

DLR: Detection Limit for the Purposes of Reporting.  
Exceptional sample conditions or matrix interferences  
may result in higher detection limits.

ND: None Detected

mg/L: Milligrams per Liter

  
Cynthia Pigman, QA/QC Supervisor

  
Jeffrey J. Koelewyn, Inorganics Manager

# BSK ANALYTICAL LABORATORIES

Fred Swanson  
PO Box 531  
Kingsburg, CA 93631

Date Sampled : 02/21/95  
Time Sampled : 0915  
Date Received : 02/21/95  
Report Issue Date: 02/22/95

Case Number : Ch950426  
Lab ID Number : 0426-2  
Project Number : None  
Sample Description: Well #2

Sample Type: LIQUID


## Results of Nitrate Analysis

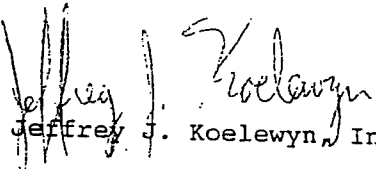
Method No.	Constituent	Unit	Results	DLR
EPA 353.2	Nitrate as (NO3)	mg/L	46	1.0

Sample DLR = DLR x DLR Multiplier,

DLR Multiplier = 1

DLR: Detection Limit for the Purposes of Reporting.  
Exceptional sample conditions or matrix interferences  
may result in higher detection limits.  
ND: None Detected  
mg/L: Milligrams per Liter

  
Cathia Pagman, QA/QC Supervisor

  
Jeffrey J. Koelewyn, Inorganics Manager

# BSK ANALYTICAL LABORATORIES

Fred Swanson  
PO Box 531  
Kingsburg, CA 93631

Date Sampled : 02/21/95  
Time Sampled : 0925  
Date Received : 02/21/95  
Report Issue Date: 02/22/95

Case Number : Ch950426  
Lab ID Number : 0426-3  
Project Number : None  
Sample Description: Well #3

Sample Type: LIQUID

## Results of Nitrate Analysis

Method No.	Constituent	Unit	Results	DLR
EPA 353.2	Nitrate as (NO3)	mg/L	35	1.0

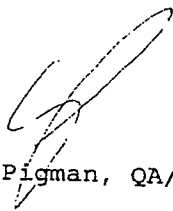
Sample DLR = DLR x DLR Multiplier,

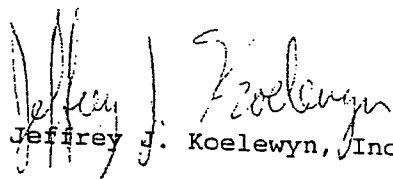
DLR Multiplier = 1

DLR: Detection Limit for the Purposes of Reporting.  
Exceptional sample conditions or matrix interferences  
may result in higher detection limits.

ND: None Detected

mg/L: Milligrams per Liter

  
Cynthia Pigman, QA/QC Supervisor

  
Jeffrey J. Koelwyn, Inorganics Manager

# BSK ANALYTICAL LABORATORIES

Fred Swanson  
PO Box 531  
Kingsburg, CA 93631

Date Sampled : 02/21/95  
Time Sampled : 0935  
Date Received : 02/21/95  
Report Issue Date: 02/22/95

Case Number : Ch950426  
Lab ID Number : 0426-4  
Project Number : None  
Sample Description: Well #4

Sample Type: LIQUID

## Results of Nitrate Analysis

Method No.	Constituent	Unit	Results	DLR
EPA 353.2	Nitrate as (NO3)	mg/L	33	1.0

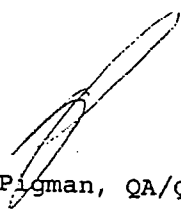
Sample DLR = DLR x DLR Multiplier,

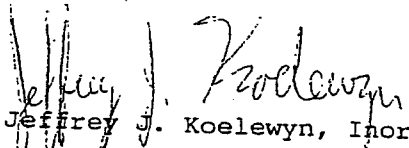
DLR Multiplier = 1

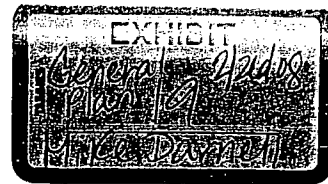
DLR: Detection Limit for the Purposes of Reporting.  
Exceptional sample conditions or matrix interferences  
may result in higher detection limits.

ND: None Detected

mg/L: Milligrams per Liter

  
Cynthia Pigman, QA/QC Supervisor

  
Jeffrey J. Koelewyn, Inorganics Manager



Hi, my name is Mike Darnell, California Policy Director of the American Farmland Trust. AFT is a national non-profit organization working to protect the best farmland, helping to reform state and local government farm policy and facilitate planning for the future of agriculture.

I work in the California office in the Central Valley. AFT provides the most up-to-date information to decision makers and the public regarding farmland conversion and protection.

We strongly believe farmland in the Central Valley is the most productive as well as the most threatened agricultural land in the United States.

I grew up in San Joaquin County north of Lodi. I have personally seen the effects of growth in San Joaquin County and how some of the largest farms have been replaced by ranchettes and housing developments.

The challenge being faced in Tulare County is to assure that the best farmland remains available for agriculture and that urban development doesn't convert any more land than is truly necessary to accommodate its expanding population and economic growth.

This challenge is made more difficult by the fact that most of the state's cities, where more than 90% of the population lives, are located in the midst of California's most productive farmland.

We analyzed the Tulare County General Plan and the subsequent Draft EIR, here are the concerns we have identified:

The Draft EIR does not identify how much farmland will be converted or how much will be consumed for each new resident under any of the alternatives offered. Our question is: How can you identify which alternative will support your policy of minimizing farmland conversion without this information?

The Draft EIR also doesn't seriously consider farmland mitigation. AFT is suggesting that the loss can be mitigated and

avoided by increasing the efficiency of development. But without comparing the efficiency of development of each of the alternatives how can you really know? Again, we strongly suggest the adoption of a tracking system coupled with a mitigation policy that could be used to encourage greater efficiency.

We don't see the alternative we have identified based on our comments. You have chosen to label what Tulare County Citizens for Responsible Growth and AFT is suggesting as the Confined Growth alternative. What is that supposed to suggest? Our proposals promote economic vitality, conservative growth patterns and efficient use of land. We wonder what the intention was to label our suggestions with such a limiting word. We ask that you reconsider the name you are labeling our proposals with and use our suggestion of city and community centered growth alternative.

Lastly, one of the common complaints of the public regarding government is lack of accountability. AFT believes that our comments and suggestions will produce the accountability measures that will encourage Tulare County to grow economically in the next 20 years with minimal impact to one of its most important economic drivers: Agriculture.

Thank you for your time.

**Mike Darnell**  
**California Policy Director**  
**American Farmland Trust**  
**P.O. Box 92**  
**Sutter, CA 95982**

**Joint Meeting with the Tulare County Planning Commission  
& the Board of Supervisors  
Summary Minutes  
February 26, 2008**

**1. ROLL CALL**

*Commissioners Present: Gong, Kirkpatrick, Dias, Elliott, Pitigliano, Whitlatch*

*Commissioners Absent: Millies*

*Staff present (for all or part of the meeting): Henry Hash, George Finney, Britt Fussel, Jean Brou, Beverly Cates, Theresa Szymanis, Dave Bryant, Chuck Przybyski.*

**2. PUBLIC COMMENT**

*No public comments*

**3. PUBLIC HEARING**

**(A) General Plan 2030 Update**

**Hearing set for 1:30 p.m.**

**Joint public hearing with the Board of Supervisors to receive public comment regarding the General Plan 2030 Update Goals and Policies Report and Draft Environmental Impact Report.**

Chairman Conway reconvened the meeting of February 26, 2008, announced a Spanish interpreter is available if needed, opened the public hearing and turned it over to Commissioner Gong for roll call and pledge of allegiance.

Dave Bryant presented a staff report and requested the meeting be continued to April 23, 2008 at 1:30 in the Planning Commission room at the Resource Management Agency.

George Finney stated it's been five years since the Board initiated the project and there are no changes in urban development and no changes to the Rural Valley Lands Plan. In 2009 the housing element and the animal facilities goals and policy report will be brought back to the Board. Mr. Finney also urged members of the Board to look at alternative Section No. 5 in the EIR.

Ray Wise from ESA presented a power point presentation including the following information:

- Purpose and use of the EIR
- Compliance with CEQA
- Program Level EIR
- Approach for CEQA documents
- Relationship between the General Plan process
- Organization of the EIR in relation to the Goals and Policies report.
- Main findings of the EIR



Ellen Morales from ESA also presented a power point presentation regarding the significant environmental impacts and polices to reduce these impacts with the following:

- Major Findings
- Significant and unavoidable impacts
- Aesthetics
- Agricultural Resources
- Air Quality and Global Climate Change
- Biological Resources
- Cultural Resources
- Noise
- Transportation and Circulation

Ray Wise from ESA also presented the following Alternatives:

- No project Alternative, build out of existing General Plan
- City Centered Alternative
- Rural Communities Alternative
- Transportation Corridors Alternative
- Confined Growth Alternative

George Finney announced that the public comment period will be open until April 15, 2008.

The following is a list of people who spoke at the public hearing and a summary of their statement.

**Terry Manning** – Stated there are significant implementation measures in the General Plan. Growth that will impact the County in many ways. Safety of roads and highways all at stake. Would like to see a plan with a vision the people of Tulare County can live with and would like a clear course of action and find elements that demand a higher standard.

**Del Strange** – Submitted a document to the Clerk of the Board. Stated certain documents that have been submitted have not been reviewed by the public. Reserved the right to comment at a later date and concerned with significant and unavoidable impacts and water issues.

**Carole Clum** – Submitted a document to the Clerk of the Board. Stated new development on water resources is incomplete. Section 4.5 has inaccurate information in the DEIR. Section: 4.30 stated there is no way to determine the population. Serious problems with water and who is going to pay for the water systems needed.

**Peter Clum** – Stated the objectives are good. Environmental factors are incomplete and confusing. Range of alternatives is pre ordained. ES 43.44, where is the mitigation for this mitigation measure.

**Dave Harrold** – Opposes the language on measure 36-C.

**Sarah Graber** – General Plan alternatives would undermine the General Plan goals. Would like to see development without loop holes, efficient development and meaningful long term businesses.

**Carol Manning** – stated DEIR claims substantial adverse effects to certain areas such as biological resources and wildlife and encourages Tulare County to work with other groups like Fish and Game.

**Deibert Davis** – Would like to work with Tulare County on tribal issues to protect and preserve the tribal/cultural lands in Tulare County.

**Commissioner Kirkpatrick** – Asked Mr. Davis if the tribal/cultural lands are mapped.

**Deibert Davis** – Stated yes and he would provide the Clerk of the Board with a copy.

**Jesus Quebede** – Concerned about water contamination. Recommended that Tulare County make a policy that restricts water uses in Tulare County. Stated the General Plan should be available in Spanish.

**Teresa DeAnda** – Would like to see smart growth, more curb & gutters, better roads, setbacks on County roads and restrictive pesticides uses in Tulare County.

**Sandra Garcia** – Would like to have better roads in Tulare County.

**Tim Loels** – Encourages staff and consultant's to include bookmarks on the General Plan and stated the Keller Wegley report is not available.

**Kathleen Seligman** – Stated building a new home uses a lot of energy. Would like to see green buildings and energy efficient standards in Tulare County. Would like the policies rewritten on the growth alternative.

**Commissioner Whitlatch** – Asked Mrs. Seligman what kind of wording would she encourage to share.

**Kathleen Seligman** – stated the implementation measures are weak.

**Eunice Martinez** – Would like to see plans for Tooleville in the General Plan.

**Susana DeAnda** – Stated the General Plan has two major flaws, water contamination issues, water quality and ground water quality problems and safe drinking water.

**Jeff Steen** – Would like to know who is going to be responsible for fiscal issues, alternatives would only hinder the County and would like to see the County close loop hole development.

**Mary Gordon** – Would like to see Tulare County form a historic site preservation committee. Stated historic places are unique and can't be replaced and the cultural resources section needs to be clear.

**Mary Moy** – Stated Tulare County should adopt a tree ordinance. Also mentioned rivers, creeks and streams were not mentioned in the General Plan and should be.

**Supervisor Cox** – asked Mrs. Moy how many feet would she like to see the setbacks.

**Mary Moy** – stated 30 feet.

**James Seligman** – Stated traffic is directly linked to land use. Concerned about air pollution and noise. Would like to see compact development supported in Tulare County.

**Cristina Gonzalez** – Requested a community plan or a hamlet for the community of Tooleville.

**Maria Herrera** – Stated Measure R is not enough to fund communities that need road repair. Who decides who receives road funds? Drinking water should be enforced not encouraged. Tulare County should involve communities to create their own community plans.

**Laurie Schwaller** – County is not writing policy and mitigation measures properly. People's priorities should shape and guide the General Plan. Must protect and preserve resources for sustainable future.

**Lucy Hernandez** – Would like a park in the Community of Goshen. Would like the EIR to be in Spanish and the specifics of the plans.

**Maria Orosco** – Stated the Community of Orosi has a high level of nitrates in the water. Tulare County should protect the lands for the future of the children.

**James Gordon** – Stated Tulare County needs to help sustain farmland in Tulare County. History is founded in agricultural; Tulare County must protect agricultural lands. Needs strong policies for efficient growth and farmland maps are not updated in the background report.

**Greg Kirkpatrick** – Encourages smart development. Would like to see a city center growth strategy. Require complete master plans and conduct a fiscal analysis.

**Phil Vandegnift** – Asked the Board of Supervisors to select a subcommittee to meet with the Council of Cities.

**Greg Schwaller** – Tulare County has two primary infrastructures; healthy air and healthy water.

**Soapy Mulholland** – Concerned about farmland, blueprint, oak element and the Foothill Growth Management Plan. Would like to see 100 ft setbacks on rivers.

**Martin Cuevas** – Roads in Allensworth are bad. Feels like the rural communities are being forgotten. Also, stated rural communities should be advised about hearings and feels like schools should not be put next to fields.

**Chairman Conway** – Stated the County has no jurisdiction where a school puts their site.

**Irma Arrollo** – Would like to see more hospitals and health clinics in Tulare County. Would like the General Plan to be in Spanish. Stated small communities have problems with water, pesticides, housing and health.

**Fred Swanson** – Complemented the Planning Commission and Board of Supervisors for holding the public hearing. Stated groundwater is being polluted from residential development and current review process is failing.

**Laura Firestone** – Stated the County has drinking water problems. Stated the General Plan has no analysis on water quality. Would like to see less surface water coming in, nitrates will only increase and water supply in Tulare County is a major issue.

**Florentino Hernandez III** – Stated the General Plan needs to be in Spanish

**Sandra Morales** – Stated the County should outreach to communities.

**Mike Darnell** – Stated farmland is most productive. County should make sure best farmland is conserved. Consider farmland mitigation and lack of accountability.

**Ryan Newton** – Concerned about woodlands. Would like a General Plan that requires compact efficient development.

**Silvia Franco** – Consider the youth of Tulare County.

Chairman Conway reminded the public that the EIR comments close on April 15, 2008 and the public hearing is continued to April 23, 2008.

Meeting adjourned at 4:10 p.m.

FAX COVER PAGE

DATE February 26, 2008

Time: 10:41 *AM*

TO: DAVE BRYANT, DIVISION MANAGER SPECIAL PROJECTS  
TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
5961 SO. MOONEY BLVD.  
VISALIA, CA. 93277

From: Bettina Birch Ph: 559-804-6448  
Fax: 310-204-4381

NOTES: — *2 pages inc. cover sheet*

Please find my comments regarding Tulare County General Plan.

Thank you.

BETTINA BIRCH 3323 CAROLINE AVE. CULVER CITY, CALIF. 90232  
41849 North Fork Drive, Three Rivers, California

February 26, 2008

Dave Bryant, Division Manager  
Div. Manager - Special Projects  
Tulare County Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277

Re: General Plan 2030 Update DEIR

Dear Mr. Bryant

It is stated in the General Plan that

The beauty of the county and the health and safety of its residents will be protected and enhanced.  
The County will create and facilitate opportunities to improve the lives of all county residents.  
The County will protect its agricultural economy while diversifying employment opportunities.  
Every community will have the opportunity to prosper from economic growth.  
Growth will pay its own way providing sustainable high quality infrastructure and services.

My concerns are regarding the proposed Yokohl Valley development. Water may be plentiful this year and available in the future, however air quality is another matter. We already know that Tulare County has made the "Worst Air Quality" list. [http://www.scorecard.org/env-releases/cap/county.tcl?fips\\_county\\_code=06107#air\\_rankings](http://www.scorecard.org/env-releases/cap/county.tcl?fips_county_code=06107#air_rankings)

Perhaps you might find the recent story of a Texas cotton farmer quite interesting. . I understand that Tulare County needs revenue, however at what cost to the environment. Following is the story a Texas cotton farmer who made a decision to make money and a difference.

I can only imagine how busy you are today, but I hope you will take a moment to open this attachment and consider the possibilities of other lucrative and sustainable land use. <http://www.npr.org/programs/morning/features/2007/nov/texas/slideshow/index.html>

<http://www.npr.org/templates/story/story.php?storyId=16511614>

Thank you for your consideration of this most serious matter.

Kind regards,

Bettina Birch  
559-804-6448

**From:** "Giva Brown" <givabrown@hotmail.com>  
**To:** <DPBryant@co.tulare.ca.us>  
**Date:** 02/27/2008 1:40 PM  
**Subject:** General Plan

**CC:** <givabrown@hotmail.com>

Before we add any more development in the outlying areas of the county, we need to:

1. clean up the air,
2. make sure we have adequate water,
3. expand 65 to four lanes from Porterville to the Kern County line, and
4. take care of all the deteriorating infrastructure in the county.

Until we can provide a healthy, safe environment for the existing residents, it is totally irresponsible to issue more building permits.

Thank you! Giva Brown



# TULARE COUNTY FARM BUREAU

Mission: to promote and enhance the viability of Tulare County agriculture



March 7, 2008

County of Tulare  
Resource Management Agency  
Attn: Theresa Szymanis, Interim Zoning Administrator  
5961 So. Mooney Blvd.  
Visalia, CA 93277

RE: Comments on Special Use Permits & Zoning for Mobile Homes on AE Lands

Dear Ms. Szymanis,

The Tulare County Farm Bureau Land Use committee has recently learned of a rural parcel owner north of Visalia, who plans to add several mobile home dwellings to his property through a special use permit on acreage that is zoned Agriculture Exclusive. Although current zoning ordinance does not preclude this type of permitting, the Farm Bureau has strong concerns over the precedent that it sets for other rural land owners.

We would like to suggest that the Planning Commission review Tulare County's AE zoning ordinances and strengthen language in the ordinance that would prevent multiple dwellings from being added on any AE zoned acreage unless it is incidental to the zoning's prescribed use through permit or conditional use, such as housing for farm employees, and/or one second dwelling for the purpose of housing an immediate family member 62 years of age or older; or to care for an infirm person defined as a parent, grandparent, child, grandchild, or sibling of any age for a maximum period of time necessary to care for the infirm person. If at some point in time this individual no longer requires care, the dwelling would have to be removed and no other person or persons would be allowed to occupy it. This language is well defined in Kings County's AG Zoning and we would like to suggest that similar language be adopted for Tulare County.

Agricultural land is an important resource in our county that deserves careful review and planning that will preserve and protect its viability. Multiple dwellings that would require additional water resources, septic tanks, and potentially subdivide acreage into smaller units that are not incidental to production agriculture would erode rural lands and make it more difficult to protect production practices for agriculture.

We would like to see the spirit of this language incorporated into the final General Plan Update for the county of Tulare, and see it addressed through the zoning ordinance review process. We request that the Planning Commission review this matter as soon as possible and provide a response to our organization regarding their discussions.

Sincerely,

Keith Watkins,  
President

cc: TCFB Land Use Committee  
✓ David Bryant, Tulare County General Plan Update staff lead  
Tulare County Ag Advisory Committee



**DEPARTMENT OF TRANSPORTATION**

1352 WEST OLIVE AVENUE  
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FRESNO, CA 93778-2616  
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Be energy efficient!*

March 7, 2008



2135-IGR/CEQA  
6-TUL-GEN  
TULARE COUNTY  
GENERAL PLAN UP-DATE  
DRAFT ENVIRONMENTAL  
IMPACT REPORT  
SCH 2006041162

Mr. David Bryant, Project Planner  
County of Tulare  
Resource Management Agency  
5961 S. Mooney Boulevard  
Visalia, CA 93277

Dear Mr. Bryant:

Caltrans has completed its review of the Draft Environmental Impact Report (DEIR) County of Tulare 2030 General Plan Update. The key documents of the General Plan Update include the Goals and Policies and the Background Reports. The Goals and Policies will guide future decisions within the County. Caltrans has the following comments:

The Cities and County have approved a number of residential subdivisions, commercial or retail centers, and industrial projects that is developed or is currently being constructed. Growth resulting from these and the proposed changes in the General Plan will continue to impact State Route (SR) 63, SR 65, SR 99, SR 190, SR 198 and SR 201 in the future. The increased traffic volumes on the State Routes will need to be mitigated as part of project specific development and as part of the regional effort through Tulare County's Regional State Transportation Improvement Program (STIP) or local funds. Individual developments will typically be required to prepare Traffic Impact Studies (TIS).

With any new development or as part of the redevelopment effort, the County should plan for the future widening of the state infrastructure by requiring the dedication to the ultimate right of way as delineated in the Transportation Concept Report. The County should require sufficient setbacks from the highway system to incorporate or modify the system as required in the future. Many of the interchanges have had only minor modifications since originally constructed. In the future, modification of the existing interchanges may be necessary. In rare cases, complete reconstruction of an interchange could be warranted. The General Plan Update should consider the traffic impacts and mitigation at interchanges. The County should not take any action that could jeopardize the future acquisition of right of way for roadway purposes.

Caltrans and its partners should strive to maintain a level of service of "C" or better for the State Highways system within the County of Tulare. As shown in Table 5-6 (Page 5-26) in the Background Report, there are four roadway segments that have unsatisfactory level of service (LOS "F"): State Route (SR) 63 from SR 198 to Walnut, SR 63 from Walnut to Caldwell, SR

Mr. David Bryant

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65 from SR 137 (West) to Hermosa, and SR 198 from Kings County Line to SR 99. It is recommended that the County, Tulare County Association of Governments and Caltrans work to develop a strategy to resolve these under performing segments of the State highway system.

The following list of planned improvements represents known or expected needs that have not been included in the proposed General Plan Update.

### **Goshen**

It is recommended that the development of this area, generally along SR 99 and northeast of SR 198 should include a conceptual planning provision to upgrade the SR 99 facility from a 4-lane freeway to a 8 lane freeway and SR 198 from a 2-lane highway to a 4-lane freeway, with a new interchange at SR 198 and Road 56 and an over crossing at Road 68. The SR 99 to SR 198 interchange requires a 2-mile separation between interchanges. It enables the local agencies to establish a building envelope setback of future development in order to allow preservation of right of way along the SR 99 corridor.

### **Tipton**

A railroad grade separation and new interchange is proposed at SR 99 and SR 190 in the City of Tipton. This is a long-term future need that has been identified as part of an advanced planning/corridor analysis. The State Highway System could be negatively affected by increasing the number, size or frequency of train traffic on the Southern Pacific Railroad line. Increasing train traffic could increase the vehicle-to-train conflict potential resulting in the need to plan for and fund a SR 99 grade separation (railroad overhead crossing).

Similarly, increasing train traffic could be incompatible with the high traffic volumes projected on 12<sup>th</sup> Avenue, north of SR 198 in the City of Hanford. A train crossing delay could create vehicle queuing on the ramps. Ramps are transition areas between freeway free flow and the stop and go traffic on local roads. Traffic backing up along the ramps could impact public safety.

Caltrans has public safety concerns with increasing the vehicle-to-train conflict frequency. Please check to insure that the potential increase in vehicle-to-train conflict does not violate the California Public Utilities Commission (CPUC) rules.

### **Earlimart and Pixley**

The SR 99/Avenue 56 interchange has been identified as a location needing railroad grade separation. This would require reconstruction of the existing interchange and ramps and is a long-term future need that has been identified as part of an advanced planning/corridor analysis.

The SR 99/Avenue 100 and SR 99/Avenue 96 interchanges have been identified as needing ramp improvements in the Community of Pixley. Consideration is being given to converting the frontage roads to a couplet system. The isolated SR 99/Avenue 100 northbound hook off ramp and the two isolated hook ramps near the park at Avenue 104 will be closed as part of the interchange improvements.

### **Dinuba Area**

A signal warrants analysis should be completed to determine if the intersection of SR 201 and Avenue 80 would need left-turn channelization and intersection signalization soon. In the future, SR 201 will need to be widened to 4 lanes as part of County circulation system improvements.

### **City of Tulare**

Caltrans understands that the following cities are outside the County jurisdiction. However, Caltrans seeks to have a seamless transportation system. The SR 99/Prosperity Avenue interchange will need auxiliary lanes in the near future. In addition, local road improvements are needed on Prosperity Avenue for instance, the addition of travel lanes to the Prosperity Avenue overcrossing and construction of retaining walls along Blackstone Street.

The SR 99/Bardsley Avenue ramp termini need signalization, ramp termini widening, and ADA improvements.

The SR 99/SR 137 interchange (Tulare Avenue) ramps have City streets that access the ramps from stop control, at-grade intersections. Cul-de-sacs should be constructed at edge of the state right of way on East San Joaquin Avenue and East Sierra Avenue. In addition, ramp termini signalization and widening is needed.

The City is in the process of updating its General Plan. There is consideration to annex land east of SR 99 between Tagus and Prosperity Avenue. The existing partial interchange at SR 99/Avenue 256 includes many non-standard features that are incompatible with urbanization. This interchange should be closed, or reconstructed and relocated.

### **City of Kingsburg**

Avenue 344 intersects the SR 99 southbound off ramp at Mendocino Avenue. In a growing urban setting, the local roads should be separated from the ramps. Avenue 344 should be realigned. In addition, the Gilroy Street/on ramp should be realigned. This northbound on ramp is an isolated ramp that needs direct access from Mendocino Avenue.

It is recommended that the Draft EIR, identify any improvements to State facilities that would need to be made as a result of the increased traffic volume generated by proposed land use changes. The report should also determine any fair share costs that should be paid by project proponents towards future State improvements. In order to mitigate impacts, when a project is filed, a financing plan should be required. The plan should identify the financing measures necessary to carry out the various elements of the development plan. The elements should include the construction and maintenance of State, local and private transportation, sewage, water, drainage and any other infrastructure and public services, and any other appropriate regulations, programs or public works projects. The financing plan would be evaluated, modified and expanded over time as the planning process evolves through the various levels with the intent that each of the development projects "pay their fair share" over the long term so as not to be a financial burden on the TCAG, Cities, County or State.

It is recommended that the County of Tulare consider a Development Impact Mitigation Program similar to the Cities of Tulare and Visalia. The mitigation program should secure funding for a zone of benefit for the future improvements to local and State facilities necessitated by the accumulated impacts of development. The project proponent would contribute per the Development Mitigation Program to the improvements of the before mentioned State Route facilities. However, the General Plan Update process of evaluating and preparing circulation plans is an ideal time to consider a Traffic Impact Fee Program (TIFP). A TIFP allows for the county to establish a pro-rata fair share fee structure that collects mitigation fees based on project development impacts and provides needed funds for improvements to the State and local road systems in an equitable and efficient manner. Since a project's TIS needs to address impacts for the highest use of undeveloped lands, Caltrans recommends that the County develop a TIFP that is based on "build-out" of the General Plan. If the County were to develop a comprehensive TIFP that would adequately address the impacts of subsequent development based on the General Plan "build-out", it may not be necessary for Caltrans to comment on every development proposed. Caltrans would need to continue reviewing development proposals that are adjacent to state facilities, of regional significance or may reduce the level of services of state facilities. As a transportation partner, Caltrans is requesting a copy of the County of Tulare Zoning Ordinance to facilitate the review of future projects. The Ordinance is necessary to evaluate the TIS comparison assessment of the highest land uses utilized in the study in order to properly comment during the project review cycle.

The State of California has a Transportation Concept Report (TCR) for each of the State Routes that identify the ultimate right-of-way cross-section upgrades in the future. Caltrans request that the County of Tulare use the TCR to provide guidance, insure orderly development and protect private property rights, while preserving and insuring the ultimate State and local road systems for the future.

Most of the interchanges in the County will need improvements to accommodate the future growth of the communities in Tulare County. Caltrans is currently in the process of developing conceptual layouts for the SR 99 main line and future improvements of the interchanges within funding and staffing constraints. It is recommended that the local agency adopt the existing TCR's into the Circulation Element of the General Plan and when the planning conceptual drawings are available update the Circulation Element at that time. Some of the local streets closest to the ramp intersections may need to be closed, and any new connections to local roads should be located at least 525 feet from a ramp intersection.

A traffic and financial study will be needed to determine the ultimate configuration of each of the interchanges needing improvements. Either the County or the proponent of any regionally significant project that will significantly impact the current interchange should prepare these studies. Until a financial and traffic study is completed, the County should not take any action that would jeopardize the future acquisition of right-of-way for roadway purposes.

The integration between the State highway system and local road network is a critical component for a safe and efficient seamless transportation network. As growth occurs, the need for auxiliary lanes on State Routes, additional lanes on the ramps, intersection and driveway set backs on the local road away from the State highway system are typically needed. Caltrans is

Mr. David Bryant

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your partner in planning an efficient design to integrate the State highway system and the local roads. Caltrans looks forward to working with the County in addressing this important portion of the transportation system.

As traffic volumes increase, roadway noise becomes more pronounced. Noise studies in conformance with FHWA regulations should be included in the Environmental Impact Report and areas of concern should be defined. Mitigation for the defined area needs to be considered for all non-commercial and industrial areas. The County needs to make a condition of approval stating that any required future noise abatement will be the responsibility of the property owner or the County.

Caltrans recommends that the County incorporate the guiding principles of the "San Joaquin Valley Regional Blueprint; Vision for the Valley." The Blueprint represents a collaborative planning process, with the eight San Joaquin Valley counties working together to prepare a guide for growth within the Central Valley. The Blueprint will develop a valley-wide "vision" that will include the integration of transportation, housing, land use, economic development and environmental protection that will serve as a significant contribution to improving the Valley's quality of life.

An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State.

#### **TRANSIT; for all residential developments**

Ongoing development throughout the County of Tulare will make traffic operations significantly worse by adding considerably to delay and congestion. Transit alternatives can help reduce congestion and delay and reduce overall degradation of air quality and gridlocked intersections. The County of Tulare should focus on ways to eliminate trips in addition to enhancing capacity. Transportation alternatives the County should consider include standard highway solutions along with the following:

1. Park and ride facilities on site or within the proximity of this project.
2. A study of the general accommodation and provision of mass transit in this area to provide insight on ways of increasing transit usage.
3. Exploring the potential of commuter shuttles. The shuttle could be financed through an assessment district and provide a way for individuals to utilize a park-and-ride facility or commercial area parking lot and be shuttled to various commercial/office centers within the area. Commuters who need to go further could use the transit system if the Counties and Cities planned for convenient connections. This may help to reduce the Single Occupancy Vehicle (SOV) demand seeking to use the State Highway System.
4. Providing for continuity of non-motorized transportation.
5. Exploring the potential for employer-sponsored carpools/vanpools or monthly transit passes for employees as well as including as a condition of project approval a covered transit stop as mitigation for project-related impacts to the transportation/circulation system.
6. Exploring the potential for linking the purchase of a monthly transit pass with new

residential development as partial mitigation for congestion and air quality impacts, and to ensure the long term viability of public transportation.

**TRIP REDUCTION; for commercial and large office developments**

Incorporation of on-site childcare should be given serious consideration as part of this project as a way to reduce trips and encourage employees to patronize facilities within the project site.

**TRIP REDUCTION; for large employers/ office complexes**

Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted. This assessment should be used to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the County and Cities. The assessment should include the following:

1. Pedestrian walkways should link this office complex to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
2. The project should develop a Transportation Management Plan (TMP). The TMP should go beyond offering transit options. Car-pooling, Van pooling, and other options should be included. The goal of the TMP is to reduce overall trips and the impact of those trips on transportation/air quality.
3. A Transportation Management Agency (TMA) and a TMA coordinator should be designated for the entire development area. The responsible TMP coordinator for this project should be assigned and directed to work with the TMA coordinator.
4. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.
5. The consideration of bicycles as an alternative mode of transportation needs more attention. The project TMP should offer internal amenities to encourage bicycle use. These include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.

Climate Action Strategies at Caltrans

Land use decisions, transportation policies, restrictions, and choices made today involving new technology to reduce the emissions per VMT, will determine how to achieve a sustainable transportation variety. In addition to reducing greenhouse gas (GHG) emissions, sustainable transportation will yield other benefits such as: more efficient use of transportation resources, reduced dependency on fossil fuels, greater energy security, improved mobility and travel options, and a more livable community.

As part of the Climate Action Team, Business, Transportation and Housing (BTH)/Caltrans has been working with the California Environmental Protection Agency to formulate strategies to make transportation cleaner, more energy efficient, and lower GHG emissions. These strategies are primarily based on established Caltrans policy, the State Strategic Growth Plan, and planning

Mr. David Bryant

March 7, 2008

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activities and scenarios proposed at the regional level. However, implementation of these strategies requires an adequate level of funding and a concerted effort and collaboration on the part of State regional and local agencies.

The BTH/Caltrans strategy to reduce GHG emissions from transportation is twofold. One strategy is making transportation systems more efficient through operational improvements, application of Intelligent Transportation Systems (ITS), and smart land use thus reducing congestion and lowering the rate of growth in fuel consumption and CO<sub>2</sub> from motor vehicles. The second is cleaner, more energy efficient transportation systems and operations which focuses on integrating consideration of energy and GHG emission reduction measures into planning, project development, operations, and maintenance of transportation facilities, fleets, buildings and equipment.

Smart growth refers to development practices that result in more compact, accessible, multi-modal communities where travel distances are shorter, people have travel options, and it is possible to walk and bicycle to more destinations. Smart growth policies can reduce per capita vehicle travel 10-30 percent. Although these land use changes provide diverse and durable benefits, they take many years to be achieved and require coordination of land use and transportation investment policies toward measurable outcomes.

The dilemma is that the transportation system management and land use planning are disjointed and there is a disconnect between the timing and nature of these developments. While the State and the metropolitan planning organizations have the responsibility for transportation planning, land use and zoning remains the prerogative of local governments. Land use and transportation agencies must build a stronger information and policy bridge. A more coherent and integrated land use - transportation approach is needed and a concerted effort among stakeholders to agree on regional growth scenarios that incorporate smart land use provisions and energy efficiency measures. With regional blueprint planning efforts in the San Joaquin Valley, this critical bridge is being built.

Caltrans through its Local Development/Intergovernmental Review (LD/IGR) program works with local jurisdictions early and through their land use planning and decision making processes consistent with the requirements of CEQA and State planning law. Caltrans seeks to reduce vehicle trips associated with proposed new development and recommends appropriate mitigation measures for dealing with the remaining transportation impacts of such development. The LD/IGR Program is intended to ensure that local land use planning and development decisions include the provision of transportation choices, including transit, intercity rail, passenger service, air service, walking, and biking, when appropriate. Caltrans advocates community design (e.g. urban infill, mixed use, and transit-oriented development) that promotes an efficient transportation system and healthy communities.

Caltrans provides on an annual basis transportation planning grants to local and regional governments, community advocates, and universities advancing livable communities, environmental justice, energy efficiency, and alternative modes of travel. The programs and projects funded through these grants provide awareness and support development and implementation of best practices.

Mr. David Bryant  
March 7, 2008  
Page 8

Please provide us with your responses to our comments on the Draft Environmental Impact Report (EIR) for the General Plan Update in advance of preparing the Final EIR for public hearing. If you have any questions, please call me at (559) 488-7306.

Sincerely,



AL DIAS  
Central Planning Branch  
District 6

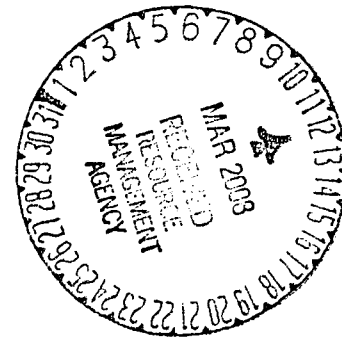
C: Ms. Theresa Szymanis, AICP  
Division Manager, Countywide Planning  
Mr. Britt L. Fussel, P.E., County of Tulare  
Assistant Director-Engineering  
Mr. Ted Smalley, Executive Secretary  
Tulare County Association of Governments  
SCH 2006041162



## PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298

March 10, 2008

David Bryant  
Tulare County  
5961 South Mooney Boulevard  
Visalia, CA 93277

RE: Tulare County General Plan 2030 Update, SCH# 2006041162

Dear Mr. Bryant:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way (ROW).

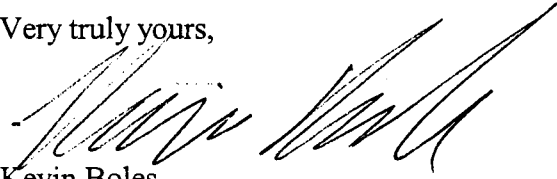
Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, elimination of the at-grade highway-rail crossing by closure of roadway approaches to the crossings, improvements to existing at-grade highway-rail crossings (including upgrades to existing railroad crossing warning devices both for vehicular traffic on the street and pedestrian traffic on the sidewalk, modifications to traffic control devices at highway-highway intersections near the highway-rail crossing such as installing traffic signals or adding protected left turn signal phases, etc.) due to increase in traffic volumes, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way. Any project that includes a modification to an existing crossing or proposes a new crossing is legally required to obtain authority to construct from the Commission. If the project includes a proposed new crossing, the Commission will be a responsible party under CEQA and the impacts of the crossing must be discussed within the environmental documents.

Of specific concern is that new development pay its fair share for rail safety mitigations improvements, every project adjacent to the rail corridor be required to install vandal-resistant fencing to prevent trespassing onto the ROW, and that any new or expansion to an existing school where children must cross the tracks to reach the school provide pedestrian improvements at the crossings and fencing to prevent trespassing. No new development should be allowed on land adjacent to mainline at-grade highway rail crossings within the footprint of land needed for future grade-separation structures. Any development adjacent to existing at-grade rail crossings should dedicate the land needed for a grade separation to the County.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,



Kevin Boles  
Environmental Specialist  
Rail Crossings Engineering Section  
Consumer Protection and Safety Division

cc: Jim Smith, Union Pacific Railroad  
John Stilley, BNSF  
Randy Perry, SJVRR

March 11, 2008

Tulare County Board of Supervisors  
Administration Building  
2800 West Burrel Avenue  
Visalia, CA 93291

Dear Supervisors,


I am concerned about the recently published draft of the Tulare County General Plan Update because if enacted, it will promote sprawl. We need a General Plan which directs new development to within existing urban and hamlet development boundaries. These boundaries need a firm limitation of circumstances under which they can be expanded.

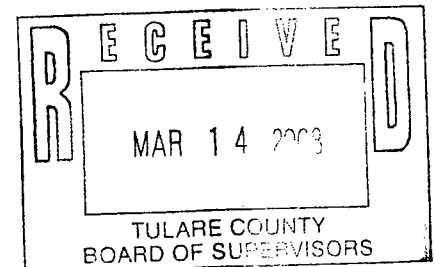
Additionally, all policies within the General Plan need to be concise with enforceable implementation measures, with definite time frames, funding sources, and departments in charge of monitoring and enforcement.

The present draft for the update is poorly designed and allows for growth which would increase pollution of our already polluted air. It would also increase stress on our already taxed infrastructure and allow our green space to be used for development. It also lacks sufficiently tough enforcement strategies.

The citizens of Tulare County deserve a better General Plan Update to direct our growth over the next twenty years.

Sincerely,

Joanne Dudley   
2238 N. Clark St.  
Visalia, CA 93292  
mtnlover@sbcglobal.net



March 13, 2008

From: J. Peter Clum, 45638 South FORK DRIVE  
Three Rivers, CA 93271 (559) 561-4661

David Bryant, Project Planner, Tulare County Resource  
Management Agency, Government Plaza, 5961 South  
Mooney Boulevard, Visalia, CA 93272

Subj: Request Pursuant to §15150(b) CEQA Guidelines to  
Inspect the Original of the Report Titled Water  
Resources General Plan Update County of Tulare  
Prepared by Keller, Wegley and Associates

- Encl:
- (1) My ltr of Feb 7, 2008 to David Bryant, Tulare Cty RMA
  - (2) Cty Counsel's ltr of Feb 19, 2008 to me
  - (3) Cty of Tulare General Plan 2030 Update Background  
Report Correctory Information #2 of Feb 26, 2008
  - (4) My written comments submitted Feb 26, 2008 to  
the Joint Public Hearing of the Tulare Cty Board of  
Supervisors and the Planning Commission
  - (5) Cty of Tulare General Plan 2030 Update Goals  
and Policy Report and Background Report Correctory  
Information of Jan 25, 2008

By enclosure (1), I requested: (1) certain missing documents,  
(2) an unedited and complete copy of a report prepared by Keller,  
Wegley and Associates titled "Water Resources General Plan  
Update County of Tulare, and (3) restarting the public  
review period for the Draft Environmental Impact Report

General Plan 2030 Update (DEIR), Enclosure (2) advised that an amended correctory packet was expected to be available on or about February 26, 2008 and that it would contain the documents I had requested or corrected documents.

On February 26, 2008, I was handed enclosure (3) prior to the commencement of the combined public hearing of the Tulare County Board of Supervisors and the Planning Commission. During the hearing, I submitted enclosure (4).

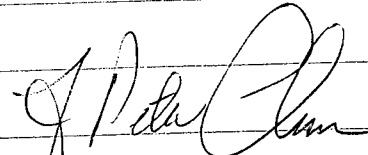
Enclosure (3) extended the public review period for the DEIR and provided the missing figures 4-1 through 4-8 and retyped pages C-25 through C-27, which eliminated without explanation, any reference to the individual community maps with or without a box checked. Such reference was contained in the original page C-27 contained in enclosure (5).

I consider enclosure (3) to be an incomplete response to my request of February 7. While it did provide the missing figures, it did not respond to my request for the individual community maps with or without a checked box and for an unedited and complete copy of the report prepared by Keller, Wegley and Associates. I question the timing of the change to page C-27 eliminating reference to the individual community maps with or without a checked box. This change was made only after my request for the individual community maps. These maps are available. I was shown them by MR. Przyblski during my meeting with him

on February 7 at RMA. Only, they did not have on them the boxes with or without checkmarks referred to by MR. Keller in the original page C-27 contained in enclosure (5). Why was the change made? No explanation or analysis is provided. If MR. Keller had earlier forgotten to make the notations on the individual community maps which he referred to in the original page C-27, why not go ahead and make them as opposed to eliminating reference to the community maps? The public is left to speculate as to the reason and/or motivation. This somewhat less than transparent course of events hardly meets the information disclosure envisioned by the California Environmental Quality Act.

Further, I find it hard to believe there is no stand alone report prepared by Keller, Wegley and Associates but rather only the typed version appearing in the general plan format as Appendix C of the Background Report. [See third paragraph of enclosure (4).] Nowhere on Appendix C is it indicated to be a report prepared by Keller, Wegley and Associates. Page 4-105 of the DEIR specifically states this report is incorporated by reference and cites § 15150 CEQA Guidelines. Paragraph (b) requires, at a minimum, that a document incorporated by reference be available at RMA for inspection. I want to inspect the original report and compare it with the formatted draft appearing as Appendix C of the Background Report. If there is no original report, I want to know how Appendix C was prepared and who assembled it. In closing, I note my belief that the public comment period does not commence until the lead agency provides

the public with complete copies of DEIR documents.

  
J. Peter Clum

Copy to: (1) Supervisor Allen Ishida, District 1, Tulare County  
(2) County Counsel, Tulare County

Del Strange  
464 E. Jackson Ave.  
Tulare, CA 93274  
March 14, 2008

Board of Supervisors,  
Planning Commission and  
✓ David Bryant, Division Manager  
COUNTY OF TULARE  
Resource Management Agency  
Government Plaza  
5961 South Mooney Boulevard  
Visalia, CA 93277-9394

RE: Comments on the "Tulare County General Plan 2030 Update."

Dear Supervisors, Commissioners and Mr. Bryant:

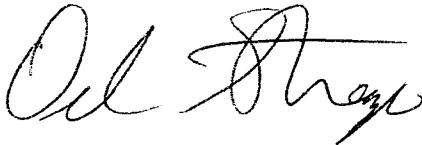
Enclosed, please find my initial comments on the above-referenced project, entitled "Water Resources of Tulare County."

In the interest of diverting a **MAJOR WATER CRISIS** in Tulare County, please carefully review the enclosed, adopt and act upon the recommendations therein, and incorporate them into the Tulare County General Plan 2030 Update presently under review.

Such actions could go a long way toward solving the County's **WATER CRISIS** and ensuring a dependable long-term water supply for the people of Tulare County.

Thank you for the opportunity to comment.

Respectfully yours,



encl. "Water Resources of Tulare County"







# DEPARTMENT OF CONSERVATION

## DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE [conservation.ca.gov](http://conservation.ca.gov)

March 14, 2008

**VIA FACSIMILE (559) 730-2653**

David Bryant  
County of Tulare  
Resource Management Agency  
5961 South Mooney Blvd.  
Visalia, CA 93277



SUBJECT: Tulare General Plan 2030 Update Draft Environmental Impact Report  
(Tulare County)  
**SCH# 2006041162**

Dear Mr. Bryant:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Draft Environmental Impact Report (DEIR) for the referenced project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. The proposed project involves the adoption of a General Plan Update (GPU) by Tulare County (County). The GPU provides a comprehensive, long-term plan for the physical development of the County.

The Department's comment to this DEIR is essentially the same as the Notice of Preparation comment letter dated May 25, 2006. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Elliott Lum, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814, or, phone (916) 324-0869.

Sincerely,

Brian Leahy  
Assistant Director

cc: State Clearinghouse

Add to General Man  
Comments

scr

**From:** David Bryant  
**To:** NEWTON, BRIAN  
**Date:** 3/14/2008 2:15 PM  
**Subject:** Re: NOP

Brian, I have received your comments, Thanks, DB

Dave Bryant

Division Manager, Special Projects  
County of Tulare Resource Management Agency  
5961 S. Mooney Blvd, Visalia, CA 93277  
Phone (559) 733-6291 x 4323  
Fax (559) 730-2653  
[dpbryant@co.tulare.ca.us](mailto:dpbryant@co.tulare.ca.us)

>>> BRIAN NEWTON <[bandj1407@yahoo.com](mailto:bandj1407@yahoo.com)> 03/13/2008 9:46 PM >>>

Dear Dave,

Please add the attached to RMA's review documents. Thank you. Brian Newton

-----  
Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

5

March 14, 2008

Mr. David Bryant, Division Manager  
County of Tulare Resources Management Agency  
5961 South Mooney Boulevard  
Visalia, CA 93277

---

**RE: Notice of Preparation for Yokohl Ranch**

Dear Mr. Bryant:

Thank you for the opportunity to comment on the Notice of Preparation and Initial Study for the proposed Yokohl Ranch Project, including proposed amendments to the Foothill Growth Management Plan, and the Tulare County General Plan. Please add my remarks to the documents mentioned above and also to the EIR of the TC General Plan .

These comments are submitted on behalf of the Tulare County Audubon Society.

In 1982 the US Fish and Wildlife service created a new preserve called the Blue Ridge National Wildlife Refuge (on the web at <http://hoppermountain.fws.gov/Blueridge>) to set aside almost 900 acres of coniferous forest to protect critical habitat for the endangered California Condor. The BRNWR is part of the 11,000 acre cooperatively-managed Blue Ridge Wildlife Habitat Area. Both the refuge and the WHA were created because this area above Springville has historically been a roosting, nesting, and foraging area for the condor. In fact in 2002 a condor identified as AC-9 visited this site for a couple days.

In addition to condors, the Blue Ridge area supports a variety of other birds that include (a small sampling), mountain quail, blue grouse, band-tailed pigeon, horned lark, great horned owl, white-headed woodpecker, golden eagle, Steller's jay, purple martin, prairie falcon, mountain chickadee, burrowing owl, white-breasted nuthatch, and Townsend's solitaire.

Much of this protected land is contiguous to the proposed massive Yokohl Ranch development. We have major concerns about the impact any large development would have on the endangered California Condor that is likely to return to the area. Likewise for all birds and animals presently living in the vicinity.

Sincerely,

---

Brian Newton  
Immediate Past President, TCAS.

(5)

# Deer Creek & Tule River Authority

copy to Henry Hask  
Durr Bryant



March 19, 2008

Tulare County Board of Supervisors  
2800 West Burrel Avenue  
Visalia, CA 93291

Re: County General Plan Update

Dear Sirs and Madam,

The Deer Creek & Tule River Authority (Authority) is a Joint Power Authority made up of eight irrigation and water districts in Tulare County. The Authority, formed in 1994, provides a forum for the members to jointly manage their surface water supplies. In 1995, the Authority adopted a Groundwater Management Plan, which was further updated in 2006. The primary objective of the Authority is to manage surface and groundwater on a regional basis emphasizing good stewardship of the resource and environmental responsibility. The Authority has concerns over two sections of the County's proposed General Plan Update and particularly how it might hinder our objectives.

Section WR-1.3 *Water Export Outside County*, calls for County regulation over the exporting of ground and surface water resources. The Authority does not believe this is an appropriate role for the County. We must have the ability to manage our water supplies including the ability to develop strategic partnerships outside of the County's political boundaries. Current public health and safety codes pertaining to water, protections afforded to water rights holders and other state regulations, including limitations on the place of use, are sufficient to protect the County's interest. Water management is most effective when done on a regional level. Restricting the ability of local water districts to operate the way they have historically will be a detriment to those districts and to the County as a whole.

Section WR-1.4 *Conversion of Agricultural Water Resources*, mandates that the County discourage the transfer of water used for agricultural purposes to a domestic consumption use. The Authority is also concerned about the loss of agricultural land and the conversion of irrigation water to municipal and industrial uses. However, the growing population in the State of California will directly impact Tulare County. Rather than developing a restrictive set of criteria for the conversion of irrigation water to urban use, the County should encourage effective

---

*Working together to sustain our environment and improve our way of life through the wise use of our water resources.*

## Member Districts:

Lower Tule River ID  
Pixley ID  
Porterville ID  
Saucelito ID  
Stone Corral ID  
Terra Bella ID  
Tea Pot Dome WD  
Vandalia ID

President:  
Guido Lombardi

Vice President:  
Geoff Mims

Legal Counsel:  
Alex Peltzer  
Dooley, Herr, Peltzer  
& Richardson

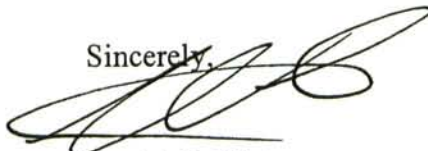
Address:  
357 E. Olive Avenue  
Tipton, CA 93272

Telephone:  
(559) 752-5050  
(559) 686-4716  
FAX (559) 686-0151

partnerships between agriculture and the domestic users of water. We reference the current groundwater program between Kaweah Delta Water Conservation District and the City of Visalia as an example. Managed properly, ag and urban interests can work together to protect our County's farming heritage and enhance regional water supplies. We believe the County should be a conduit for these actions, not an impediment.

On behalf of the eight member agencies, I thank you for your consideration of our comments. We look forward to working with the County towards the resolution of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Vink', with a horizontal line underneath it.

Daniel G. Vink  
General Manager

Cc: Tulare County RMA – Britt Fussel  
DCTRA Board Members  
LTRID / PIXID Board Members  
Ron Jacobsma – Friant Water Authority

March 25, 2008

RE: General Plan Update, Fire Protection

Dave Bryant  
Division Manager  
**Resource Management Agency**  
5961 S. Mooney Blvd.  
Visalia, CA 93277



Dave:

My wife and I hope you strongly consider our suggested changes in wording (in red) in two sections of the Update.

1. **HS-6.4 Encourage Cluster Development.** In Planned Communities, the County shall require cluster developments in the Foothill and Mountain Plan Areas and in areas identified as subject to high or extreme fire hazard, . . . etc.
2. **HS – 6.10 Fuel Breaks.** In the Foothill and Mountain Plan Areas, the County shall require fuel breaks of at least 100 feet around structures that are in a wildland fire area to limit the risk of fires and property loss. In planned communities, each cluster development of more than 50 homes shall be required to have and maintain secondary fuel breaks of at least 500 feet in width. Secondary fuel breaks up to 200 feet in width shall be required when the County Fire Chief . . . etc.

Our concern is based on our experience this past summer as we were alarmed by *two wild fires* within a mile of our home (Springville side of Blue Ridge on Yokohl Valley Dr.). Both had human origins.

Thank you for your consideration of these points.

Yours Sincerely,

A handwritten signature in cursive script that reads "Scott &amp; Mary".

Scott & Mary Barker  
40422 Yokohl Valley Dr.  
Springville, CA 93265  
(559) 539-1004



# San Joaquin Valley

## AIR POLLUTION CONTROL DISTRICT

MAR 25 2008



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

**Project: County of Tulare General Plan 2030 Update**

**Subject:** CEQA comments regarding the Draft Environmental Impact Report for the County of Tulare General Plan 2030 Update

**District Reference No: C20080166**

Dear Mr. Bryant:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (DEIR) for the County of Tulare General Plan 2030 Update. In response to the Notice of Preparation, the District requested the DEIR include discussions regarding the issues below:

**1. Description of the regulatory environment and existing air quality conditions impacting the area** – The DEIR appropriately addresses the regulatory environment, including local, state and federal agencies and the regulations in place to regulate air quality and control new sources of air pollution. The DEIR also appropriately addresses the existing air quality conditions impacting the County of Tulare.

**2. Existing emissions and projected pollutant emissions related to the increase in project source emissions and vehicle use, along with an analysis of the effects of these increases (to include ozone precursors, toxic air pollutants, carbon monoxide hotspot analysis, and odor analysis)** -- The DEIR appropriately addresses the project's potential impact on Air Quality. Development as a result of this project will be subject to District rules, regulations, and permitting requirements as specific development occurs. This project would contribute to the overall decline in air quality due to construction activities in preparation of the site, increases in motor vehicle traffic and other operational emissions associated with new development such as space

Seyed Sadredin

Executive Director/Air Pollution Control Officer

**Northern Region**

4800 Enterprise Way  
Modesto, CA 95356-8718

Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**

1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244

Tel: (559) 230-6000 FAX: (559) 230-6061

[www.valleyair.org](http://www.valleyair.org)

**Southern Region**

2700 M Street, Suite 275  
Bakersfield, CA 93301-2373

Tel: (661) 326-6900 FAX: (661) 326-6985

heating, fireplaces, and the use of landscape maintenance equipment. The build-out of the general plan will make it more difficult to meet mandated emission reductions and air quality standards.

The District concurs with the DEIR that the project may have a significant impact on air quality. As noted in the DEIR, despite describing all mitigation efforts to reduce air quality impacts, the document correctly specifies that such efforts may not reduce impacts to levels of insignificance. All mitigations included in the DEIR should be implemented to the extent specified to reduce air quality impacts.

**3. Identification of all existing District regulations that apply to the project** – As individual projects are developed, further review may be necessary. In addition to Regulation VIII and Rule 4901 requirements, future projects will be subject to the District rules. To identify rules or regulations, project proponents are strongly encouraged to contact the District's Small Business Assistance Office at (599) 230-5888. Current District rules can be found at [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

**4. Identification of all feasible measures that will reduce air quality impacts generated by the project** – As the General Plan is the blueprint for future growth in the County of Tulare, it correctly provides a broad, generalized approach to the County's development. However, as individual projects are developed, further environmental review may be necessary. There are emission-reducing options, not identified in the DEIR, available to project proponents to reduce the impact on air quality. One such option is a voluntary Air Quality Mitigation Agreement (Mitigation Agreement) between the project proponent and the District. District staff is available to meet with project proponents to discuss Mitigation Agreements for specific projects.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Chris Kalashian at (559) 230-6120 and provide the reference number at the top of this letter.

Sincerely,

David Warner  
Director of Permit Services



FOR  
Arnaud Marjollet  
Permit Services Manager

DW: ck



## *Jack C. Phillips Ranch*

*P.O. Box 548*

*Delano, CA 93216-0548*

*Phone: (661) 725-1231- Fax: (661) 725-3688*

April 7, 2008

County of Tulare  
Resource Management Agency  
59641 So. Mooney Blvd.  
Visalia, CA 93277-9394

Attention: David P. Bryant

Dear Mr. Bryant:

I, Jack C. Phillips along with an outside interest would appreciate Tulare County General Plan to consider modification of the Hamlet Development Boundaries of Allensworth and accept our request for an expansion to include Tract 9, Tract 12, Tract 14 and Tract 15 of the California Colony Home Promoting Ass'n., to be part of the Allensworth Hamlet Development Boundaries.

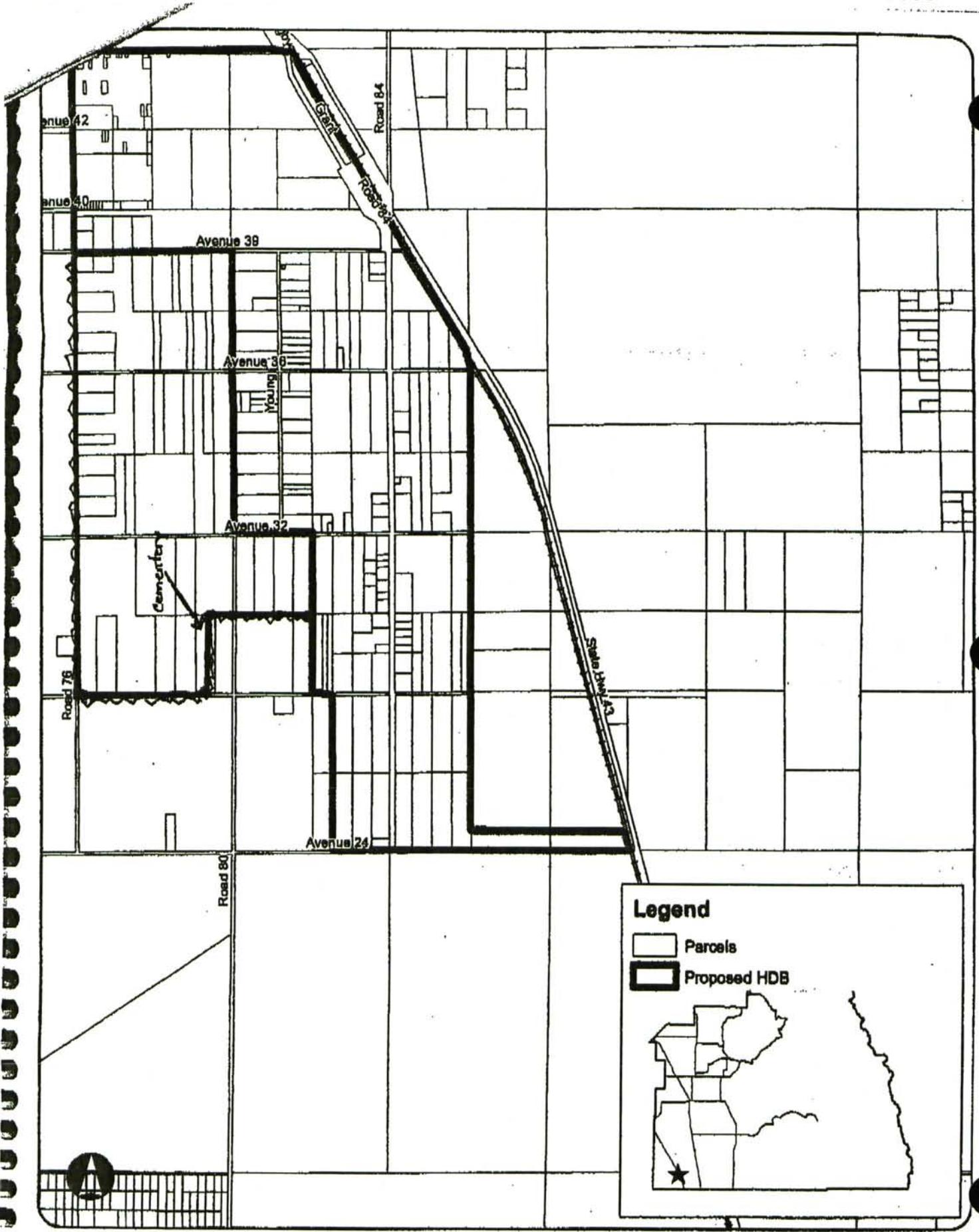
At the present time land for infill has become limited for future development of any size for an outside interest. This has the possibility of being very beneficial to HDB future success in development of the Allensworth community by providing adequate land. Also the Allensworth Cemetery is in Tract 15 in which some of the early settlers were buried. This is not prime farmland because this land was subdivided into small partial during the early 1900's and some lots are still own by the heirs of the original purchasers. This makes farming difficult and not economical to farm land in between these partials.

The outside interest has the possibility for funding and resources to be a positive influence for the community. They would like to continue with the dreams and wishes of the late Lieutenant Colonel Allensworth to be able to establish a community that would honor Lieutenant Colonel Allensworth. Their ideas for future development would be beneficial to the Allensworth Historical State Park and the community and has the possibility to bring in more visitors and other outside interest to the area which could also be an asset to the community's growth and development. Their plans for future development includes building 3,000 to 6,000 homes, creating industries, establishing a college and also other future ideas of a golf course, and a entertainment center.



Please consider our request for modification and expansion of Allensworth Hamlet Development Boundaries. If you require further information please call me at 661-725-1231.

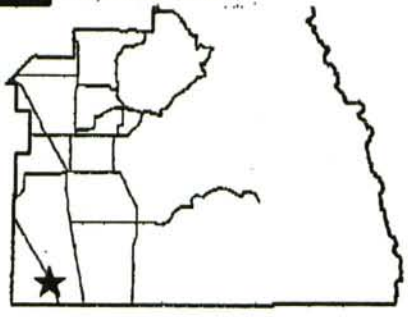
Sincerely,

Jack C. Phillips



**Legend**

-  Parcels
-  Proposed HDB



0 500 1,000 2,000 4,000 Feet  
**Allensworth Hamlet Development Boundary** | Figure 2.3-2

# Jack C. Phillips Ranch

P.O. Box 548  
Delano, CA 93216-0548  
Phone: (661) 725-1231  
Fax: (661) 725-3688

## Fax

<b>To:</b>	<b>Attn:</b>
<u>Tubre Co</u>	<u>David Bryant</u>
<b>From:</b> <u>Jack Phillip</u>	<b>Pages:</b> <u>3</u>
<b>Fax:</b> <u>559-730-2653</u>	<b>Phone:</b> <u>559-733 6291</u>
<b>Re:</b>	<b>Date:</b> <u>4-9-2008</u> <sup>CA 4323</sup>

Urgent   
 For Review   
 Please Comment   
 Please Reply

● **Comments:**

Please Call

Thank You  
Jack

**From:** David Bryant  
**To:** Echavarria, Cynthia  
**Date:** 04/09/2008 9:42 AM  
**Subject:** Fwd: Re: Fw: Tulare County Citizens for Responsible Growth - General Plan Alert

**CC:** Huff, Nancy; Przybylski, Chuck  
Cynthia, Please forward this e-mail to ESA. Thanks, DB

>>> David Bryant 04/09/2008 9:36 AM >>>  
Carol, I have received your comments. Thanks, DB

Dave Bryant  
Division Manager, Special Projects  
County of Tulare Resource Management Agency  
5961 S. Mooney Blvd, Visalia, CA 93277  
Phone (559) 733-6291 x 4323  
Fax (559) 730-2653  
[dpbryant@co.tulare.ca.us](mailto:dpbryant@co.tulare.ca.us)

>>> "Carol Greninger" <[greninger@msn.com](mailto:greninger@msn.com)> 04/09/2008 9:17 AM >>>

Dear Mr. Bryant, Chairwoman Conway, and Members of the Board:

Thank you for the opportunity to comment on the draft General Plan Update.

I urge the County to provide a General Plan Update Alternative that would direct growth to our existing urbanized areas and would include clear, firm policies and implementation measures to support the following:

1. Base the location, density, and amount of growth within urbanized areas on their desire and capacity to accommodate growth.
2. Locate development (except that which is directly related to agriculture) within existing Development Boundaries, without loopholes or exceptions that allow for leapfrog new town or growth corridor development.
3. Require (or incentivize) efficient development, within or contiguous to existing urbanized areas.
4. Make community and hamlet development boundaries meaningful, long-term planning boundaries by firmly limiting the circumstances under which they can be expanded.
5. Discourage the premature conversion of agricultural lands to urban uses, and offset unavoidable impacts to agricultural lands and natural resource areas with mandatory mitigation measures such as conservation and agricultural easements
6. Provide strong, clear policies with concrete, enforceable implementation measures that include definite timeframes, funding sources, and departments in charge of monitoring and enforcement

And above all.....do whatever possible to promote a safe an healthy environment so that we all don't have to go live somewhere else to be healthy.....

Sincerely, Carol and Frank Greninger



April 10, 2008

Resource Management Agency  
5961 South Mooney Blvd.  
Visalia, CA 93277  
Attention: Dave Bryant

RE: County of Tulare General Plan 2030 Update

My comments are in regards Section I.4 Rural Valley Land Plan Criteria and Evaluation Matrix . This evaluation process is inadequate for small islands of agricultural lands that are surrounded by development. These small areas (5-10 or 20 acres) that previously were zoned for agriculture but have had piece meal zone changes to allow for housing development. I believe these small islands of agriculture land are numerous throughout Tulare County and their orderly development are not addressed in Section 1.4 .

My situation is an example (See Map 1). Our 10 acres of vacant pasture land that in the past was zoned R-40 i.e. 40 acre minimum, have homes on both sides. This land has been rezoned over the years for housing (1 acre minimum). In 2007 I submitted a request to Tulare County to split our property into 3 - 1.3 acre parcels and 1 - 6 acre parcel with our residence on the 6 acre parcel. Tulare County Planning Department, using the Rural Valley Land Plan Criteria and Evaluation Matrix determined my point value was too high to allow for division.

To illustrate the inequity of the current and proposed Section I.4 Evaluation Matrix, I submit the following:

P. Paulson existing 6.4 acres of producing kiwi's. Tentative Parcel Map dividing the 6.4 acres into 4 - 1 plus or minus acre parcels, approved 11-07 (See Map 2)

W. Bartlett, existing 5 plus acres of mature walnut trees (See Map 3). Parcel Map 3 dividing 5 plus acres into 4 - 1 plus acres parcels, approved 11-07.

G. Layne, (See Map 4) existing 5 plus acres of mature walnut trees, Parcel Map 4 divides these 5 acres into 4 - 1 plus acre parcels, approved 11-07.

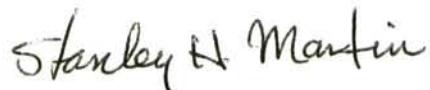
R. Layne, (See Map 5) existing 5 plus acres of mature walnut trees. Parcel Map 5 shows this 5 plus acres divided into 4 - 1 plus acres, approved 11-07.

These above properties are next door and adjacent to the Martin property (See Map 1). These properties totaling 20 plus acres of mature producing fruit and nut trees were approved for division into 1 plus acre parcels. The Martin property of 10 acres of bare pasture land was denied division under the point system under Section 1.4 of the proposed County Plan.

Rural Valley Land Plan states that fruit and nut agricultural lands are the second leading valley income producing commodity in Tulare County. Current criteria allowing 20 acres of producing agricultural land to be removed from production and preventing 10 acres of vacant land right next door to be considered for parcel division illogical.

I therefore recommend Section 1.4 of the Rural Valley Land Plan Criteria and Evaluation Matrix be revised to develop better criteria to more logically evaluate existing islands of agricultural land adjacent to developed areas.

Sincerely,



Stanley H. Martin

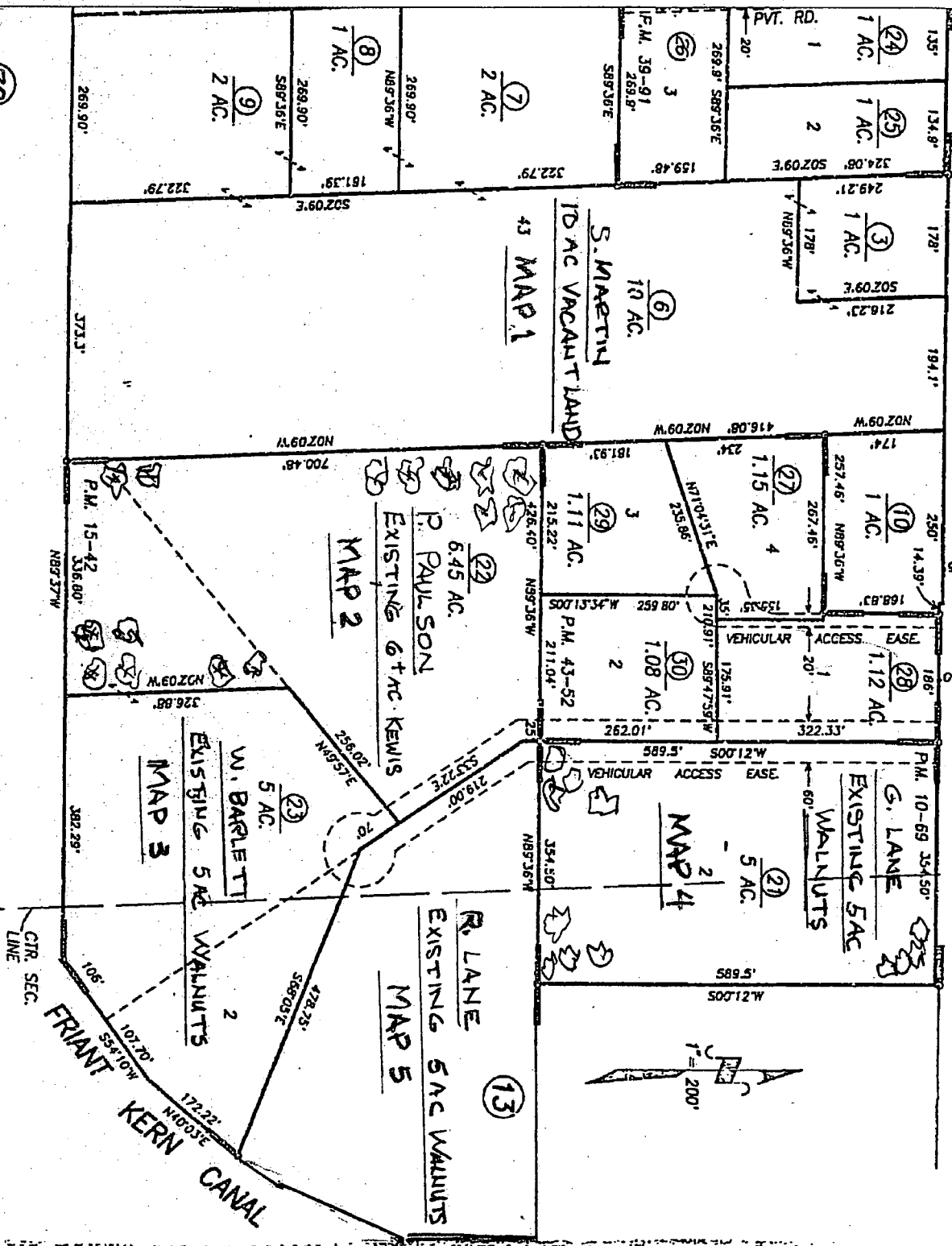
2107 Linda Vista

Porterville, Ca. 93257

559-784-6596

(11)

LINDA VISTA AVE.



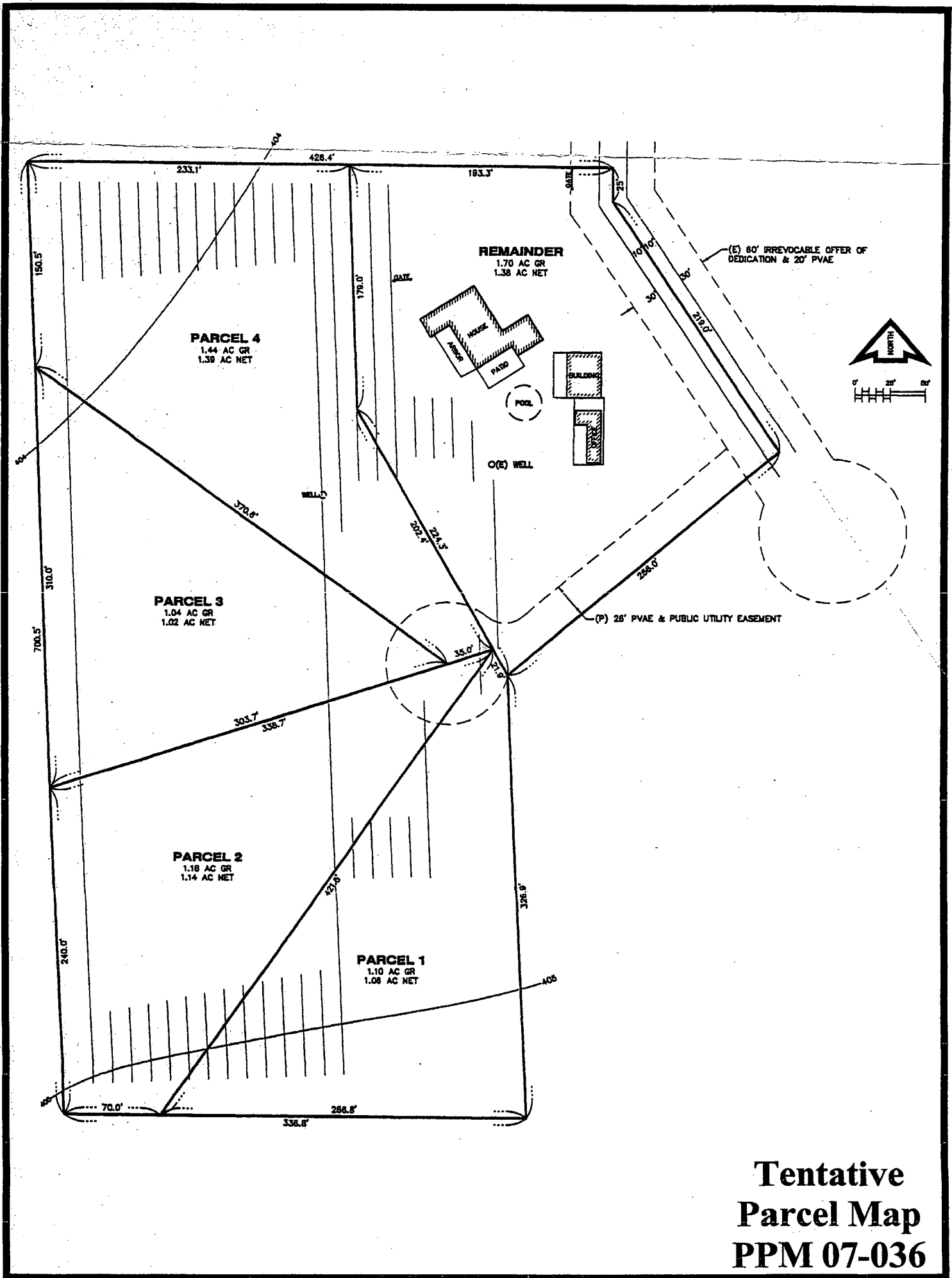
MAP 1

(32)

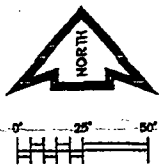
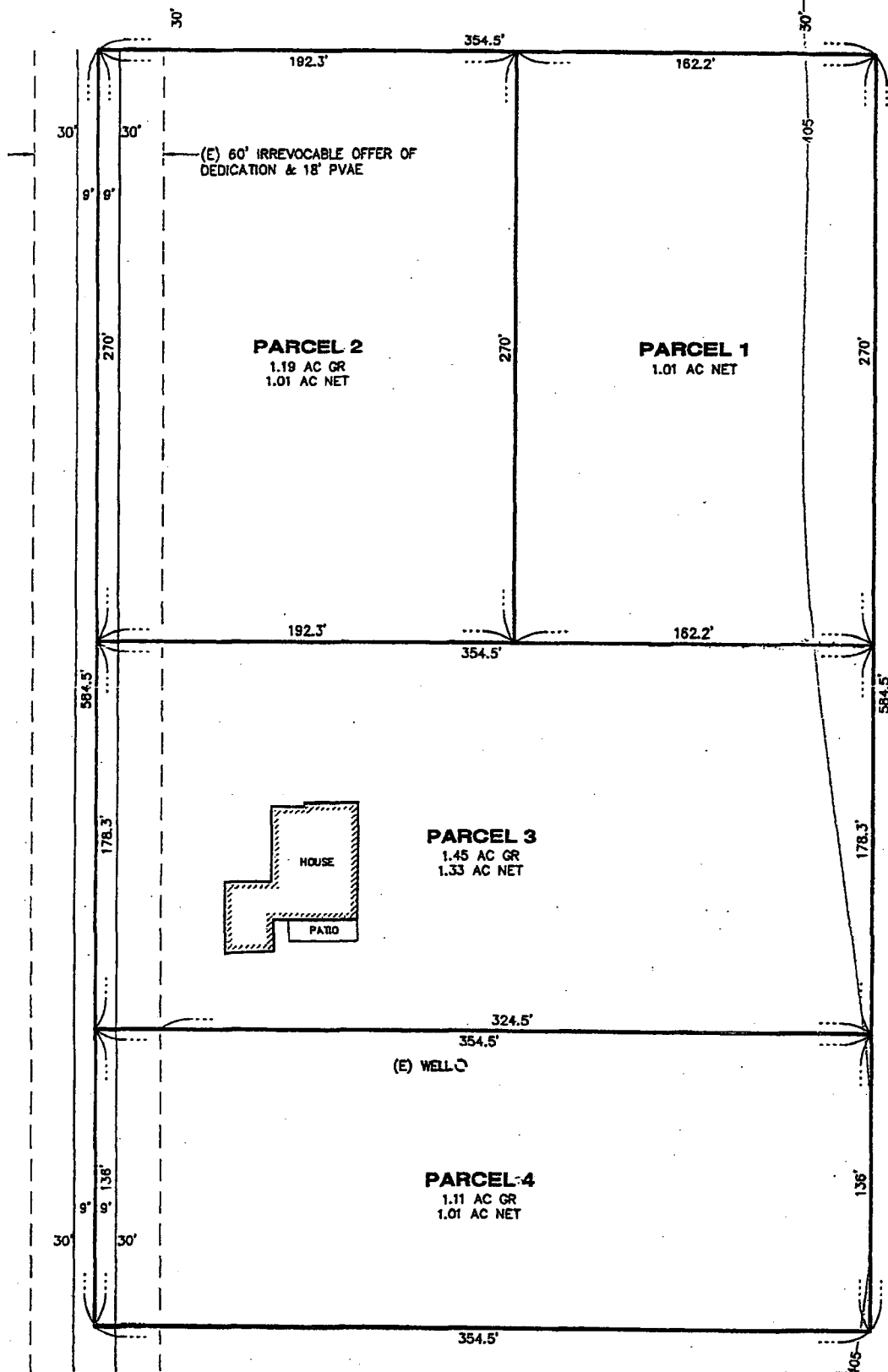




W. BAILETT MAP 3

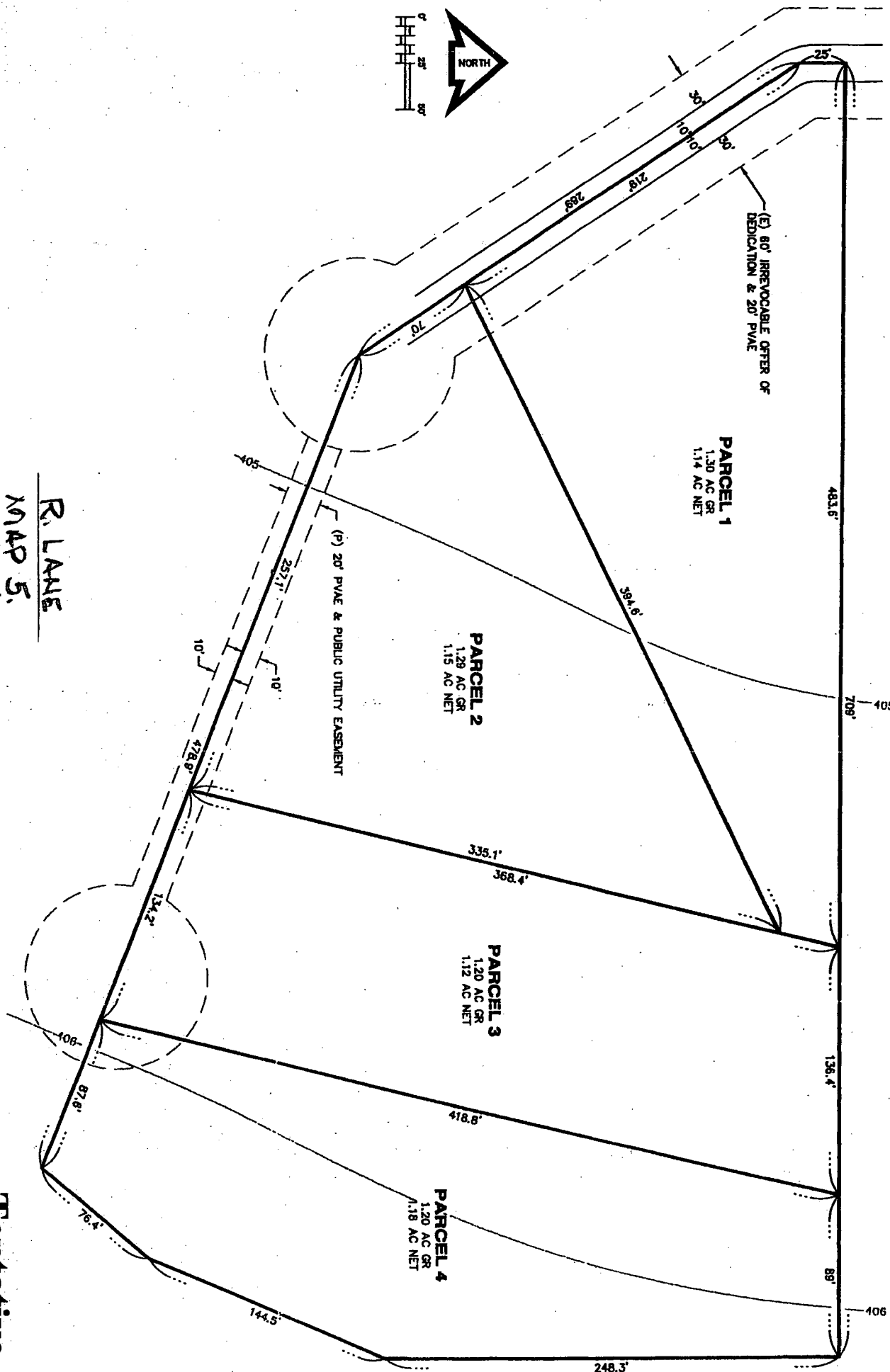
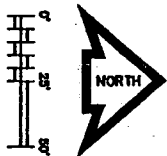


**Tentative  
Parcel Map  
PPM 07-036**



G.LANE  
MAP 4

**Tentative  
Parcel Map  
PPM 07-034**



R. LANE  
MAP 5.

Tentative  
Parcel Map  
PPM 07-035