



**RESOURCE MANAGEMENT AGENCY  
COUNTY OF TULARE  
PLANNING COMMISSION  
SUMMARY**

5961 S. Mooney Blvd  
Visalia, CA 93277  
(559) 624-7000 Phone  
(559) 615-3002 Fax

**PLANNING COMMISSION**

CHAIRMAN: Gil Aguilar (Tulare – District 2)  
VICE-CHAIR: Ed Dias (Visalia – At Large)

COMMISSIONERS:

Carlos Aleman (Three Rivers – District 1)  
Bill Whitlatch (Visalia – District 3)  
Maria McElroy (Dinuba – District 4)  
Wayne Millies (At Large)  
Terren Brown (Porterville – District 5)  
Dennis Lehman (Visalia – At Large Alternate)

AIRPORT LAND USE COMMISSIONERS (ALUC)  
Bill Whitlatch  
Vacant

<b>Project Number:</b> 2022 Goshen Community Plan Update: General Plan Amendment No. GPA 22-002 & Zone Change No. PZC 22-008	<b>Agenda Date:</b>	9/28/2022
<b>Applicant:</b> Tulare County Resource Management Agency	<b>Agenda Item Number:</b>	6C
<b>Subject:</b> Amendment to the Goshen Community Plan, General Plan Amendment No. GPA 22-002 & Zone Change No. PZC 22-008 amending the land use from “Agriculture” to “Light Industrial” and to expand the Urban Development Boundary on 30 acres of two (2) 40-acre, split zoned, parcels and change the zoning from an AE-40 (Exclusive Agricultural – 40 acres minimum) to the M-1 (Light Manufacturing) zone, located on the southwest corner between Avenue 304 and Road 68 in Goshen. <b>Exceptions:</b> N/A <b>Waiver:</b> N/A <b>Environmental Review:</b> Addendum to the 2018 Goshen Community Plan Environmental Impact Report (GEIR) State Clearinghouse Number # 2014021057. <b>Motion(s):</b> Three Motions <b>Contact Person:</b> Aaron Bock	<b>AGENDA ITEM TYPE</b>	
	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	✓
	Continued Public Hearing	
	Discussion	
	<b>ACTION REQUESTED</b>	
	Recommendation to Board of Supervisors	✓
	Resolution – Planning Commission	✓
	Decision - Director	

**RECOMMENDATION(S):**

That the Planning Commission:

- (1) Hold a public hearing.
- (2) Recommend that the Board of Supervisors certify and adopt an Addendum to Goshen Environmental Impact Report, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15168.
- (3) Recommend that the Board of Supervisors approve General Plan Amendment No. GPA 22-002 to change the Land Use Designation from “Agriculture” to “Light Industrial”.
- (4) Recommend that the Board of Supervisors approve Change of Zone No. PZC 22-008, to change the Zone from the AE-40 (Exclusive Agricultural – 40 acres minimum) Zone to the M-1 (Light Manufacturing) Zone.

**PLANNING COMMISSION ALTERNATIVES:**

- Alternative No. 1: Move to recommend approval, subject to modifications as discussed by the Planning Commission.
- Alternative No. 2: Move to deny and direct staff to prepare findings for denial to be brought back at a subsequent hearing.
- Alternative No. 3: Refer back to Staff for further study and report

**SUBJECT:** 2022 Goshen Community Plan Update: General Plan Amendment No. GPA 22-002 & PZC 22-008 (Resource Management Agency)

**PROJECT OVERVIEW:**

The Tulare County Resource Management Agency (RMA) is bringing forward GPA 22-002 to address a property that was “split zoned” and to provide for greater economic development in the Goshen area. This action is fulfilling the need for both regulatory consistency and revenue generation in an area that has sufficient infrastructure. To meet these goals will require a change to the land use designation and expansion of the Urban Development Boundary. The area where these parcels are located was studied in the 2018 Goshen Community Plan Update.

Per the 2012 General Plan, every 5 years Community Plans are to be reviewed. Early on in 2014, staff considered bringing in the entirety of these parcels into the Goshen Community Plan UDB, but at the time of rezoning in 2018, the decision was made to bring the rest of these parcels at a later time when conditions had sufficiently, positively changed to allow for this complete rezoning.

Per the Addendum to the GEIR, there are three conditions that have been met within the 5 year horizon that would allow for a rezoning on these properties: 1) because Betty Drive / Road 64 improvements are complete and there are plans to upgrade Road 64 to an urban standard, 2) because there is a new sewer pump / lift station on the west side of SR 99, and verification of sufficiency through Goshen CSD’s 2018 Municipal Service Review, and 3) because there is sufficient potential water availability per the Cal Water 2020 Visalia Water Master Plan to address the State Groundwater Management Act.

To be consistent with the 2018 Community Plan, the recommendation is to amend the land use from Agriculture to Light Industrial on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), on these two (2) 40-acre split zoned parcels from AE-40 (Exclusive Agriculture 40 Acre Minimums to the Light Manufacturing (M-1) Zone.

General Plan Initiation No. GPI 22-002 was approved by the Board of Supervisors on September 13, 2022.

**ENVIRONMENTAL SUMMARY:**

Addendum and Notice of Determination for EIR SCH # 2014021057. Addenda (Section 15164 of the Public Resource Code) to an EIR are allowed and encouraged for later phases of Program EIR’s (Section 15168), under Tiering (Section 15152), to streamline the environmental process. Section 15152 encourages tiering if: (f) an analysis shows the later project would not cause significant effects that were not addressed in the EIR; (1) cumulative effects have been adequately addressed... or (3) significant effects have been adequately addressed through (A) mitigation or (B) examined at a sufficient level of detail to show project revisions, or conditions, or other means to mitigate or avoid effects. All that is required for Addenda under Section 15164 is that none of the conditions have [negatively] changed (requiring a subsequent EIR; Section 15162) and the original EIR is also available during consideration and supported by substantial evidence. CEQA guidelines suggest the Elements of an Addendum to include the Subject, Project Description, and a Summary.

**PUBLIC HEARING NOTICE:**

Gov. Code Section 65009(b) requires the County to include in any public notice issued pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: “If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of Tulare at, or prior to, the public hearing.”

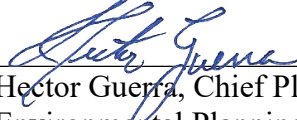
**SUBJECT:** 2022 Goshen Community Plan Update: General Plan Amendment No. GPA 22-002 & PZC 22-008 (Resource Management Agency)



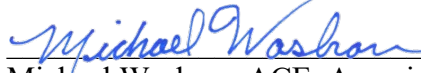
Sandy Roper, Planner IV  
Project Processing Division  
Economic Development & Planning Branch



Aaron R. Bock, MCRP, JD, LEED AP  
Assistant Director  
Economic Development & Planning Branch



Hector Guerra, Chief Planner  
Environmental Planning Division  
Economic Development & Planning Branch



Michael Washam, ACE, Associate Director  
Resource Management Agency

**ATTACHMENTS:**

- Attachment No. 1: Draft Resolution Recommending the Board of Supervisors Certify and Adopt a Mitigated Negative Declaration for GPA 22-002 & PZC 22-008  
Exhibit A: Addendum
- Attachment No. 2: Draft Resolution Recommending the Board of Supervisors Approve GPA 22-002  
Exhibit A: GPA 22-002 Land Use Map
- Attachment No. 3: Draft Resolution Recommending the Board of Supervisors Approve PZC 22-008  
Exhibit A: Draft Ordinance and Zoning Map
- Attachment No. 4: Board of Supervisors Resolution No. 2022-0769 for GPI 22-002
- Attachment No. 5: Graphics
- Attachment No. 6: Location and Property Ownership Map for Hearing Notification
- Attachment No. 7: Public Hearing Notice
- Attachment No. 8: Notice of Determination

## Attachment No. 1

### BEFORE THE PLANNING COMMISSION

### COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF CERTIFICATION AND ADOPTION )  
OF AN ADDENDUM TO GOSHEN COMMUNITY PLAN )  
ENVIRONMENTAL IMPACT REPORT FOR GENERAL )  
PLAN AMENDMENT NO. GPA 22-004 AND ZONE ) RESOLUTION NO. \_\_\_\_\_  
CHANGE NO. PZC 22-003 FOR THE 2022 GOSHEN )  
COMMUNITY PLAN UPDATE )

Resolution of the Tulare County Planning Commission (“Commission”) recommending certification and adoption of the Addendum to the 2018 Goshen Community Plan Environmental Impact Report (GEIR) State Clearinghouse Number # 2014021057 for the 2022 Goshen Community Plan Update to amend the land use from Agriculture to Light Industrial on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), and to change the zoning on these two (2) 40-acre split zoned parcels from AE-40 (Exclusive Agriculture 40 Acre Minimums) to the Light Manufacturing (M-1) Zone, located on the southwest corner between Avenue 304 and Road 68, in Goshen.

WHEREAS, the Planning Commission makes a recommendation to the Board of Supervisors, and the Board of Supervisors is the decision-making body of the lead agency for the consideration of Addendum to the Goshen Community Plan EIR (GEIR); and

WHEREAS, the RMA determined that the preparation of an Addendum was appropriate because of the thoroughness of the existing technical analysis that was sufficiently prepared only 4 years ago; and

WHEREAS, the Addendum, for the Project was prepared by the Tulare County RMA Staff, reviewed, and approved by the County’s Environmental Assessment Officer; and

WHEREAS, Addenda (Section 15164 of the Public Resource Code) to an EIR are allowed and encouraged for later phases of Program EIR’s (Section 15168), under Tiering (Section 15152), to streamline the environmental process. Section 15152 encourages tiering if: (f) an analysis shows the later project would not cause significant effects that were not addressed in the EIR; (1) cumulative effects have been adequately addressed... or (3) significant effects have been adequately addressed through (A) mitigation or (B) examined at a sufficient level of detail to show project revisions, or conditions, or other means to mitigate or avoid effects. All that is required for Addenda under Section 15164 is that none of the conditions have [negatively] changed (requiring a subsequent EIR; Section 15162) and the original EIR is also available during consideration and supported by substantial evidence. CEQA guidelines suggest the Elements of an Addendum to include the Subject, Project Description, and a Summary; and

WHEREAS, this resolution of the Commission certifies the Addendum for the Project, as being in compliance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines; and

WHEREAS, the existing conditions described in the Addendum reflect the physical environmental conditions in existence at the time of its preparation; and

WHEREAS, the Addendum included an evaluation of existing resources and potential Project impacts, and the existing mitigation measures in the GEIR are sufficient to reduce any impacts to a less than significant level; and

WHEREAS, through a good faith and substantial analysis of environmental impacts from the proposed Project in the Addendum, RMA staff found, and the Commission agrees, that the proposed Project, without mitigation, could have a significant effect on the environment. The Mitigation Measures identified in the Addendum per the GEIR, and included in the GEIR MMRP, reduces these potential impacts to these resources to less than significant; and therefore, the Addendum is the appropriate level of environmental review under CEQA for the Project; and

WHEREAS, the Commission finds that the RMA has conducted the necessary investigations (including environmental review of this matter); prepared a written staff report; provided additional information affecting the Addendum; and based on substantial evidence, submitted the Addendum for the consideration of, and action by, the Commission; and

WHEREAS, on September 16, 2022, a Notice of Public Hearing was duly published in the Visalia Time Delta, a newspaper of general circulation in Tulare County, for the Tulare County Planning Commission to consider the proposed Project at their regularly scheduled meeting on the September 28, 2022; and

WHEREAS, on September 28, 2022, the Planning Commission held a duly noticed public hearing on the proposed 2022 Goshen Community Plan Update, where there was opportunity for public testimony to be received on the Project; and

WHEREAS, at the September 28, 2022, public hearing the Commission received a report presented by RMA staff that included recommendations and a report from the Environmental Planning Division of the RMA concerning the Addendum for the proposed Project; and

WHEREAS, at the meeting of the Commission public testimony was received and recorded from \_\_\_\_\_ in support of the proposal, and \_\_\_\_\_ spoke in opposition to the proposal; and

WHEREAS, on September 28, 2022, after the conclusion of public testimony the Commission closed the public hearing; deliberated; and adopted Resolution No. \_\_\_\_\_ certifying and adopting the Addendum (see Exhibit "A" of this resolution) for the proposed 2022 Goshen Community Plan Update (GPA 22-002, PZC 22-008); and

WHEREAS, this Commission has reviewed the Addendum in its entirety, and has determined that the document reflects the independent judgment of the County; and

WHEREAS, the GEIR identified certain significant effects on the environment that, absent the adoption of mitigation measures, would be caused by the construction and operation of the Project; and

WHEREAS, because the GEIR's adopted mitigation measures have fully mitigated or avoided all identified significant environmental effects associated with the Project, CEQA does not require a Supplemental EIR or Mitigated Negative Declaration; and

## Attachment No. 1

Resolution No. \_\_\_\_\_  
Planning Commission  
Page 3

WHEREAS, this Commission determines it appropriate to certify and adopt the Addendum to (State Clearinghouse No. 2014021057); and

WHEREAS, this Commission certifies that based on the substantial evidence in the record as presented by staff and documented in the Addendum that the Project, as mitigated, will not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. The Commission further finds that the Addendum reflects the independent judgment and analysis of the County of Tulare and prior to acting on the proposed 2022 Goshen Community Plan Update, the Commission has independently reviewed and considered the information contained in Addendum, and other relevant evidence presented.

B. The Commission further finds that after considering all the evidence presented, the establishment, maintenance, and operation of the proposed 2022 Goshen Community Plan Update, as mitigated, will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

AND, BE IT FURTHER RESOLVED as follows:

E. The Commission, after considering all the evidence presented and based on substantial evidence, hereby certifies, and adopts Addendum for the 2022 Goshen Community Plan Update in compliance with CEQA, the CEQA Guidelines, and Tulare County's procedures for implementing CEQA; and directs the Environmental Assessment Officer, or designee, to file the Notice of Determination for the Project within five (5) days.

The foregoing resolution was adopted upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a regular meeting of the Planning Commission on September 28, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

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

Exhibits:

Exhibit "A" – Addendum to the 2018 Goshen Community Plan Environmental Impact Report (GEIR) State Clearinghouse Number # 2014021057

# **1. Goshen Community Plan Amendment 2022, Amending Environmental Impact Report SCH # 2014021057**

## **1.1. OVERVIEW**

### **Proposed Project**

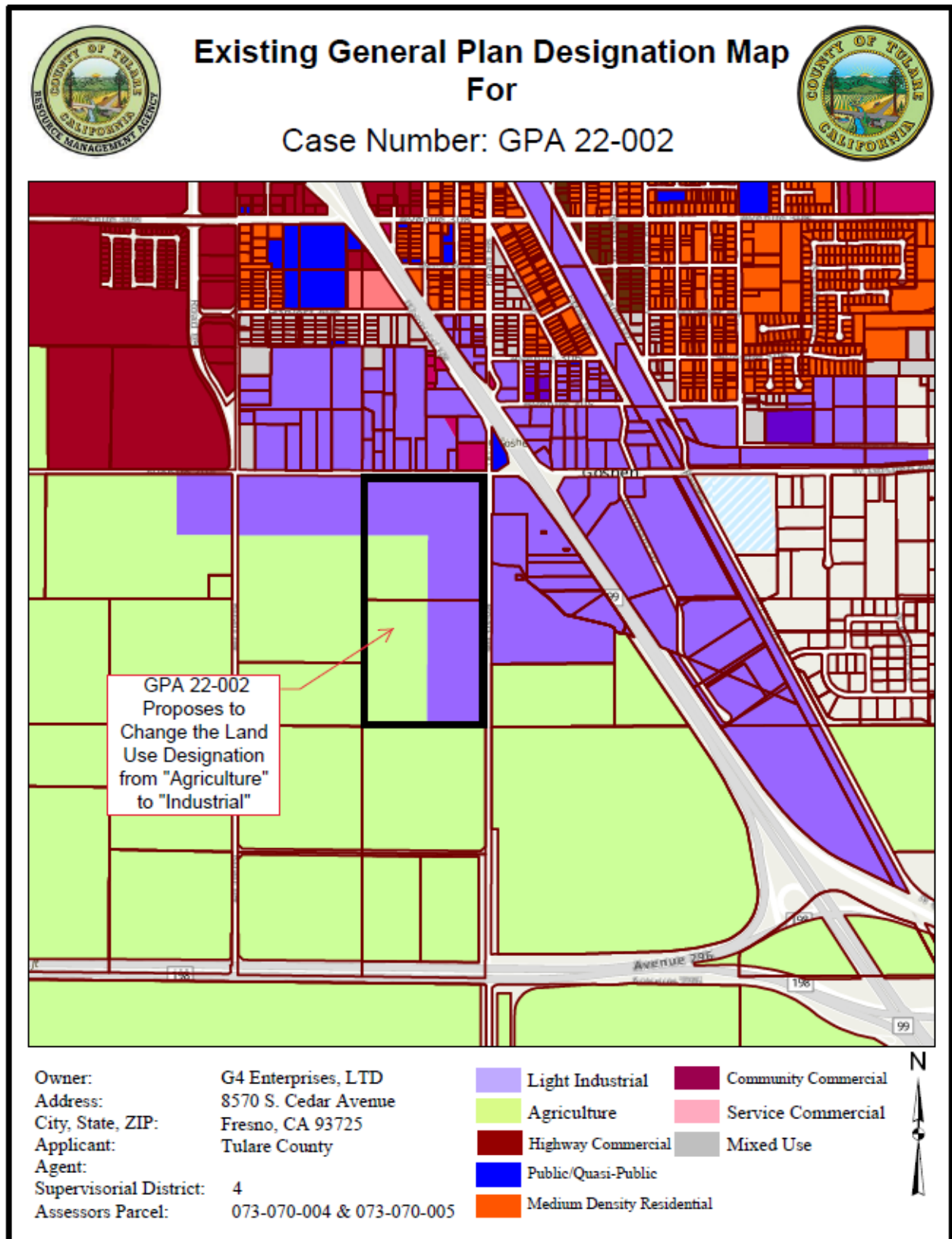
This is a “cleanup” amendment to the Goshen Community Plan (Plan) and will serve the purpose of allowing annexation into the Goshen Community Plan Urban Development Boundary by the Tulare County Local Agency Formation Commission (LAFCO) of the rezoned area. This “rezoned” area (APN’s 073-070-005 and 073-070-004) was intended for rezoning but was inadvertently “split zoned” due to some uncertainty about development capacity and property owner interest that was not rectified before the Plan was adopted in 2018. This left 30 acres of the 80 acres still zoned as AE-40. These conditions have been alleviated by certain critical improvements to allow a rezone to go forward.

These improvements include the County currently planning for expanding Road 64, with project design and CEQA already completed for that project (in the Right-of-Way process); the Goshen Community Service District (Goshen CSD) has a “new” pump station in place that limited previous development west of SR 99; and all water Capacity and Ground Water Management concerns are addressed by the Goshen EIR and Cal Water’s will-Serve letter requirements at the time of development. In addition, this area was covered in both the study area and the alternatives to the Goshen Community Plan EIR SCH # 2014021057 (GEIR). (2022) Amendment to the Goshen Community Plan, General Plan Amendment No. GPA 22-002 & Zone Change No. PZC 22-008 proposes to amend the land use designation from “Agriculture” to “Light Industrial;” and to expand the Urban Development Boundary on two (2) 40-acre parcels and change the zoning from the AE-40 (Exclusive Agricultural – 40 acres minimum) Zone to the M-1 (Light Manufacturing) Zone (located on the southwest corner of Avenue 304 and Road 68).

A light industrial development covering the entire 80 acres of both of these parcels would result in 78 gross acres with a net of 73 acres, and potentially a 1.25 million square foot building footprint with 2,200 parking stalls.

The site is currently farmed and has no recognizable natural features that would require mitigation. Although there is a drainage facility that generally traverses the property from east to west, approximately ¼ mile south of Avenue 304, it is utilized for the transport of irrigation water and drainage and will be avoided by future development.

## Exhibit "A"



### Finding of Consistency

Goshen Community Plan Update 2022 EIR Addendum

September 2022



## **Exhibit "A"**

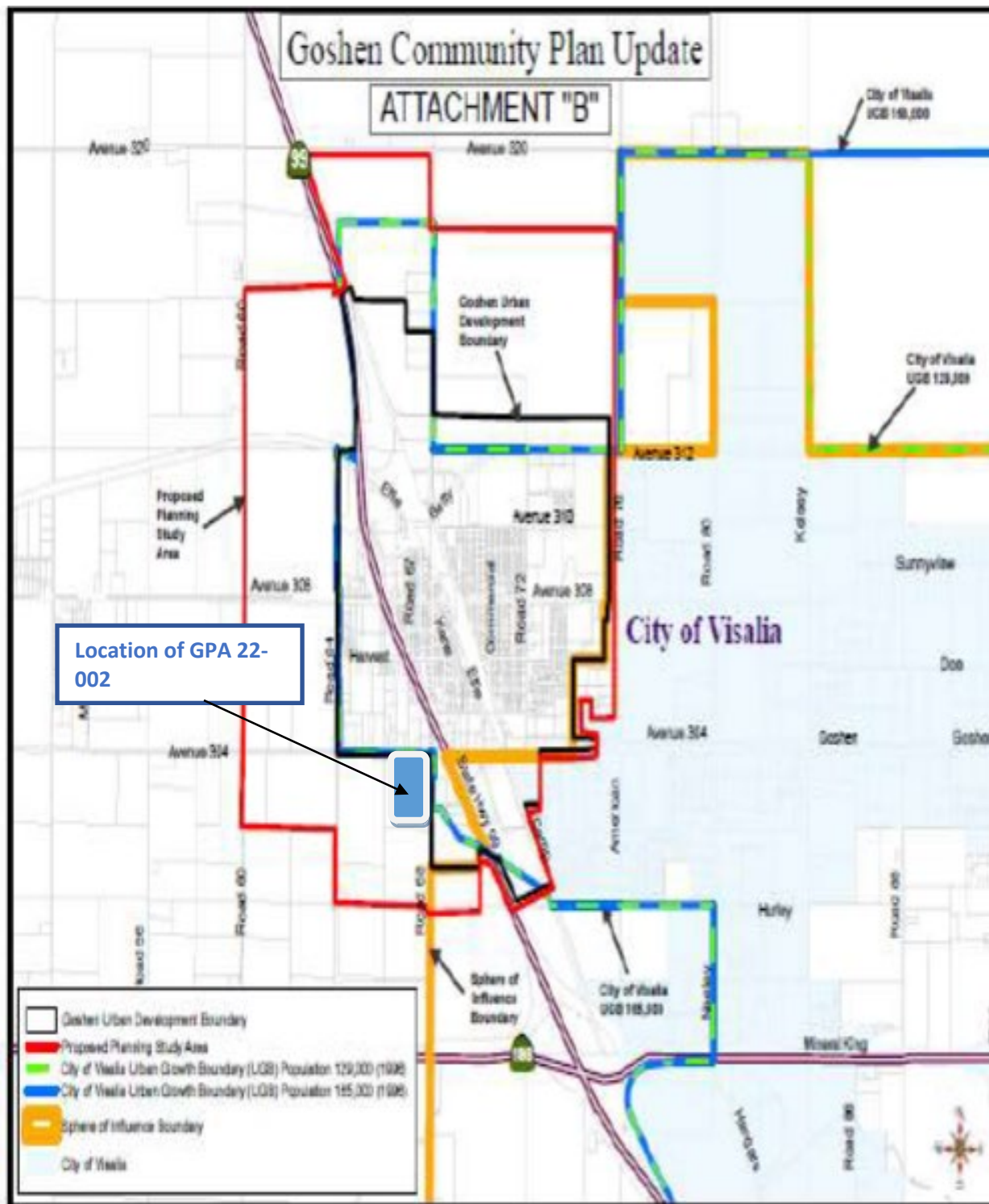
### **A. Direct Tiering, the GEIR Study Area and Technical Studies**

This project includes an Addendum and Notice of Determination for EIR SCH # 2014021057. Addenda (Section 15164 of the Public Resource Code) to an EIR are allowed and encouraged for later phases of Program EIR's (Section 15168), under Tiering (Section 15152), to streamline the environmental process. Section 15152 encourages tiering if: (f) an analysis shows the later project would not cause significant effects that were not addressed in the EIR; (1) cumulative effects have been adequately addressed... or (3) significant effects have been adequately addressed through (A) mitigation or (B) examined at a sufficient level of detail to show project revisions, or conditions, or other means to mitigate or avoid effects. Section 15164 requires that an Addenda demonstrates that none of the conditions have changed (requiring a subsequent EIR; Section 15162) and the original EIR is also available during consideration and supported by substantial evidence. CEQA guidelines suggest the Elements of an Addendum to include the Subject, Project Description, and a Summary.

This project tiers directly off EIR SCH # 2014021057 and is found to be consistent with it. The following page shows the location of GPA 22-022, within the study area of the GEIR. The technical studies included the proposed zoning of "3/8's" of these properties into M-1 zoning. The other half being proposed would comply with the remaining mitigation measures as proposed based on the build out scenarios. These mitigation measures and relevant facts from the GEIR have been included for reference.

All other resources from the GEIR not contained in this document have been determined by staff to be not applicable to the analysis of this project and more so the Addendum.

## Exhibit "A"



## Exhibit "A"

### B. Sustainable Groundwater Act (SGMA)

The Sustainable Groundwater Act (SGMA) is now being implemented by the Groundwater Sustainability Agencies, but was enacted in 2015 when the GEIR was initiated. This project would fall into the Greater Kaweah's boundary but would fall under Cal Water's requirements as the water provider for the area. Cal Water's Water Management Plan would dictate how the project would have to satisfy the Groundwater Act. If the project proponent decides to use wells as its water source, then it would have to comply with the requirements of the Greater Kaweah's Agency's requirements (which are currently being proposed on a 2.7-acre foot / acre cap of water usage), which would be more than the typical industrial 1.7-acre feet / year of water usage this project would use.

"Historically, the groundwater supplies available to Cal Water's Visalia District [(Goshen and East Tulare Villa)] from the underlying Kaweah and Tule Subbasins have always been sufficient to meet District demands. Due to successful conservation efforts and response to the historic drought spanning water years 2012-2015, water demand (and thus District groundwater pumping volumes) were significantly lower from 2014 through 2019 (i.e., averaging 27,736 acre-feet per year [AFY]) than they had been in the previous ten years (i.e., averaging 32,502 AFY).

It is also important to note that the majority of groundwater pumping in the Kaweah Subbasin is for agricultural use. From a regional and basin-wide standpoint, Cal Water's Visalia District pumping represents 9 percent (as shown below) of total groundwater pumping. Based on the Kaweah Subbasin water budget information presented in the Mid-Kaweah Groundwater Sustainability Plan (GSP), average annual groundwater pumping from 1981 through 2017 totaled approximately 754,415 AFY, including approximately 685,375 AFY for irrigated agriculture and 69,040 AFY for Municipal & Industrial (M&I) use. Dept of Water Resources data show that M&I pumping accounted for approximately 9 percent of total pumping in the Kaweah Subbasin.

SGMA was intended to preserve the security of water rights in the state to the greatest extent possible, and was not intended to determine, modify, or alter any surface water or groundwater rights or priorities (CWC §10720.1(b), 10720.5(a) and (b)). SGMA should therefore not reduce, adversely impact, or limit Cal Water's present or future exercise of its domestic water rights or its obligation to serve its municipal customers. Therefore, Cal Water's rights should be subject to less restrictions and limitations than any other types of water rights or uses.

Further, although a significant amount of growth is projected in Cal Water's Visalia District over the planning horizon (i.e., the District is projecting that service area population will increase by more than 50 percent over the next 25 years) ... it is anticipated that some land currently used for agricultural production will be converted to residential and nonresidential urban uses to accommodate future growth. Irrigated agriculture typically uses more water on a per-acre basis than urban uses; thus, some future growth within the District will likely result in a net decrease in water use within the subbasins.

Additionally, Cal Water is actively pursuing a variety of supply reliability planning efforts to address potential future shortfalls in the Visalia District. Cal Water has proposed a Water Supply Reliability Study (Reliability Study) for Visalia to be completed in 2021. The Reliability Study will build on this UWMP, but will incorporate integrated resource planning methods, which are a more comprehensive form of resource planning process that will create, or utilize existing, statistical models to support scenario planning and the development of a portfolio of options for water reliability. Its ultimate objective is to establish long-term, least-cost goals that sustainably support each community's needs."(Cal Water, Visalia 2020 Water Master)

## Exhibit "A"

Plan)

### C. Tulare County Circulation Element / SB 743 Guidelines

Guidelines for assessing project Vehicle Miles Travelled (VMT) as part of a transportation impact analysis under CEQA are contained in the "County of Tulare SB 743 Guidelines (VMT Guidelines)," dated June 8, 2020 (see: <https://tularecounty.ca.gov/rma/rma-documents/planning-documents/tulare-county-sb-743-guidelines-final/>). The VMT guidelines contains recommendations regarding VMT assessment, significance thresholds and mitigation measures. Under CEQA, lead agencies have the authority to establish their own VMT significance thresholds and analysis methodologies or rely on thresholds and methodologies recommended by other agencies, provided such guidelines are supported by substantial evidence.

The Tulare County VMT Guidelines provides "screening thresholds" for identifying whether a land use project should be expected to result in a less than significant transportation impact under CEQA. Projects meeting one or more of these criteria would not be required to undergo a detailed VMT analysis. One of the screening thresholds is described as "Small Projects." Small projects are presumed to have a less than significant transportation impact. The guidelines define a small project to be a project that generated less than 500 trips per day.

The zoning change, assuming most the area is developed, could anticipate generating 1,153 daily trips / per sq. ft parking ratio, most of these (683) will be for the transportation of goods (warehousing related), while the remaining will be employee driven. The remaining 470 trips fall below the 500-trip threshold. However, a project developing the remaining acreages on the parcels would leave 247 trips to have to be reduced to a less than significant impact level. As an example, the 247 trips would require the payment of \$200/trip or \$49,400. With this payment of the VMT fee, the impacts would be **less than significant**.

### D. Agricultural Mitigation

The Tulare County Board of Supervisors adopted Resolution 2016-0323 (May 3, 2016) establishing the Agricultural Conservation Easement Program (ACEP). The ACEP requires compliance when the following occurs: "conversion of five acres or more of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use". The property is not in the Williamson Act but is in prime farmland. **Mitigation Measure 2-1 of the GEIR**, allows any development 5 options, 1) pay mitigation fees (that have been established at \$2,500 per acre), 2) On Site Easements, 3) Off Site easements, 4) A mix of on and off-site easements, or 5) create a Planned Unit Development for future projects to enter into easement agreements. The fees for 30 acres of impact would be \$75,000.

### E. Energy Resources

Electrical and natural gas services for the Project are provided by Southern California Edison (SCE) and Southern California Gas Company (SoCal Gas), respectively. Per the GEIR, Natural Gas and Electric Service:

"Southern California Edison provides electric service to the majority of Tulare County, including the majority of the San Joaquin Valley and the foothills. Natural gas service is primarily provided by The Gas Company (formerly Southern California Gas Company). Pacific Gas & Electric also serves northern Tulare County's electric needs on limited basis. The electrical facilities network includes both overhead and underground lines, with new development required to install underground service lines. All utility providers indicate that additional service should be available to new development, depending on the necessary load of the services requested."

## Exhibit "A"

The Tulare County General Plan 2030 Update contains many self-mitigating policies that would be applicable to this project:

The following Tulare County General Plan 2030 Update policies for the Energy resource apply to this Project: ERM-4.1 Energy Conservation and Efficiency Measures wherein the County encourages the use of solar energy, solar hot water panels, and other energy conservation and efficiency features; ERM-4.3 Local and State Programs wherein the County shall participate, to the extent feasible, in local and State programs that strive to reduce the consumption of natural or man-made energy sources; ERM-4.3 Local and State Programs wherein the County shall participate, to the extent feasible, in local and State programs that strive to reduce the consumption of natural or man-made energy sources; and ERM-4.6 Renewable Energy wherein the County shall support efforts, when appropriately sited, for the development and use of alternative energy resources, including renewable energy such as wind and solar, biofuels and co-generation.

Energy efficiency and conservation measures would be implemented in conjunction with project design and operation, including measures resulting from federal, State, and local mandates, as well as voluntary measures proposed by the Project applicant. Government-mandated measures include increasingly stringent state and federal regulatory actions addressing vehicle fuel economies and vehicle emissions standards. Compliance with the California Building Standards Code and CALGreen are considered demonstrable evidence of efficient use of energy. In addition, the progressive enhancements in building energy efficiency mandates resulting from regular updates to the California building codes will result in lower electrical and natural gas consumption from those identified in Checklist Item a) above. Energy would also be indirectly conserved through water efficient landscaping requirements consistent with the Tulare County Water Efficient Landscaping Ordinance. Stringent solid waste recycling requirements applicable to both project construction and operation would reduce energy consumed in solid waste disposal. In summary, the Project will implement all mandatory federal, State, and local conservation measures and, project design features and voluntary energy conservation measures will further reduce energy demands. Therefore, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Project-related impacts are less than significant. **Therefore, there would be no impact to the Energy resource.**

### **Associated Infrastructure Elements**

Infrastructure elements are planned in support of development in this area by both the Goshen Community Service District and Cal Water and were studied in the GEIR Section 3.9 Hydrology, Section 3.16 Traffic 3.16, and Section 3.17 Utilities.

These include:

- 1) Improvements to Road 64. Level of Service is no longer the primary consideration for CEQA under the County's General Plan Circulation Element, as discussed above. However, the County is improving Road 64 to a two-lane urban facility standard, from Avenue 308 to SR 198 with requisite lane widths and shoulders, from its previous rural county standard (as it exists at a LOS C in the GEIR). Section 3.16 of the GEIR shows the existing operational queueing of Road 64 at SR 198 to be 55 feet in 2040 with full build out and might not meet a signal warrant. The County anticipates future development will require the following mitigation if the ADT goes to 3,700 as anticipated in the GEIR. The 750 passenger trips suggested above would trigger the need for further funding to go towards future improvements, but that is not a CEQA issue due to SB 743. However, the County entered into an agreement with Smea Homes to fund \$100,000 for Road 64 improvements for their

## **Exhibit "A"**

proposed 70 units on the west side of Road 64 (between Avenues 304 and 308). The County would be seeking similar commitments from this developer for these projects.

### **Roadway Segments – Future Year 2040 Build Scenario Mitigation Measures:**

**16-25 Avenue 308 between Road 60 and Road 64: Widen from 1 to 2 travel lanes in both directions (adding 1 travel lane in each direction).**

- 2) Sewer Capacity Improvements: Any of these properties' developments will require annexation to the Goshen CSD through LAFCO. Goshen CSD updated their Municipal Service Review (MSR) in 2018. The GEIR states that 2005 average daily flow (ADF) in Gallons per Day (GPD) demand of the CSD was at 65% of their ADF/GPD agreement 265,000 / 335,000 GPD, with the City of Visalia to utilize their sewer treatment facilities (which are currently at 50% capacity in the City's 2012 General Plan EIR, with current growth only at the Tier 2 level (within 2012 growth expectations) contemplated by the City of Visalia). (See Table 3.17-1 [in the GEIR] and City 2012 General Plan EIR). City-wide flows (i.e., 10.7 million gpd), the increment of collection and treatment required for the project potentially at 105,000 gpd would not necessitate nor require physical improvements to the City's existing sewer system or treatment plant (i.e., permitted treatment capacity 20 million gpd) or to the existing Sewer Agreement with the City of Visalia.

The sewer lift station at Camp Drive operates with two pumps and has a design capacity of 500,000 gallons per day (GPD), but access to this capacity was limited west of SR 99 at the time of the 2018 GEIR adoption. The Wastewater Service Agreement between the City of Visalia and the Goshen CSD allows for a current contracted average daily discharge to the City's treatment plant of 335,000 GPD. The CSD has an additional 70,000 GPD in reserve, which would bring the capacity up to 405,000 GPD under the agreement with the City. The 2018 MSR concluded the GPD at that time had decreased to 248,000 GPD due to the loss of an industrial use that was over 300,000 GPD.

Since 2018, there have been limited developments and proposed developments in Goshen of less than 400 SFR/HRD units (Smee, Swift Homes, Darnell, and Self-Help Housing) east of SR 99, and at Cross Creek Bend subdivision west of Road 64, with plans for an additional 600 units on both the east and west sides of SR 99, at this time. Using City of Visalia Coefficients in their 1994 Master Sewer Study (pg. 2-10), residential development is .0005 MGD/Acre at an avg. 600 units / 6 units per acre = 100 acres x .0005 = .05 MGD. Light industrial is at .0011, therefore, with 80 acres anticipated with this rezone that would result in .088 MGD. The commercial uses around the Betty Drive Interchange are merely replacing previous users. Therefore, it's anticipated that .138 MGD will be developed cumulatively by anticipated projects by 2025.

Since 2018, the Smee Development project (Cross Creek Bend, north of this rezone) added sewer line capacity by adding a sewer lift/ pump station that was built at Road 308 / Harvest Lane, through a reimbursement agreement that would allow for the full capacity of the 500,000 GPD wastewater treatment system at Camp Drive. This was included in Mitigation Measure 17-1 of the GEIR.

### **Mitigation Measure(s):**

17-1 Subject to CSD approval and consultation, new lift stations or their equivalent volume capacity shall be added to the CSD's sewer piping network prior to project on the west side of SR 99.

Conclusion:

### **Less Than Significant Impact With Mitigation**

Therefore, anticipated changes to the zoning will create a demand that will be within both the engineering limits of the sewer capacity (403,000 GPD demand v. 500,000 GPD capacity) and the legal limits of the capacity (403,000 GPD demand v. 405,000 GPD capacity). Moreover, the MSR

## Exhibit "A"

stated a reduction of 17,000 GPD reduction below its previous current demand, which would drop total post-2018 built and proposed development down to 395,000 GPD. Additionally, the agreement with the City allows the City's limits on its capacity to be the limits on the CSD's capacity. In the 2018 MSR, the agreement with the City allows for, "The GCSD agreement with the City gives the GCSD the right to purchase additional capacity as require by the GCSD." With approval of annexation by LAFCO the project will be within these limits and will have no effect (**Less than Significant Effect**) on the capacity limits of the CSD currently, cumulatively, or with the City of Visalia's treatment capacity.

- 3) Water Capacity: Cal Water is the private water purveyor to Goshen and is regulated by the PUC; and therefore, can operate within or outside of a municipality, and any project that occurs under this rezone will require a "Will Serve" letter from Cal Water. Receipt of the Will Serve letter will include any facilities or improvements Cal Water needs. These improvements were contemplated in the GEIR.

The GEIR states, "Yields of Cal Water system wells in the Goshen area range from about 400 to 800 gpm. These wells are generally about 400 feet deep and generally have perforation below a depth of about 200 feet. These wells are perforated below the confining bed in the area, and most do not have annular seals extending opposite all the strata above the confining bed. Smee Homes relinquished an additional lot for Cal Water's use to expand their operations in the area.

Per the GEIR, the community's 1,101 connections used 253.2 million gallons of water in 2013, or about 229,000 gallons per year per connection. This is approximately 0.70 AF/year, which is modest usage in the Central Valley. Projecting this usage to the future 1,318 connection results in a projected annual water demand of  $(1,318 \times 229,000 = 301,822,000$  gallons, or 1,112-acre feet) in 2030. (see Table 3.17-4 [in the Draft EIR]). Between 2013 and 2030, water consumption is projected to increase by 48.6 mg/y (179-acre feet) / year, an increase of 42%."

Since Cal Water does not offer this information in their Municipal Water Plan, using the City of Tulare's residential demand coefficients, 300 GPD per capita, or 300 gpd / unit, x 600 units would require 180,000 gpd (.15 MGD or .0011 AC/A/YR) for immediate future residential development. Using City of Fresno demand factors of 1.8 Acre foot/acre/year for industrial development in their sewer management plan, or 140-acre feet of water / year for 80 acres of use in this case, which would be less than a typical 2.0 to 3.0 AF/A/YR crop, and within the projected 179-acre feet increase in demand suggested by the GEIR. Given this, there will be no effect on available water usage or those projected by the GEIR, and therefore, is consistent with the finding of **less than significant** found in the GEIR.

## **Exhibit "A"**

### **Previous Approvals and Entitlements**

- a. On May 22, 2018, the Board Approved the Urban Development Boundary, Amending the Land Uses and Rezones, and the EIR for the Goshen Community Plan
- b. On August 30, 2022, the Board Approved General Plan Initiation 22-002 with resolution No. 2022-0769

### **Air Quality:**

The GEIR generally found that if, and when, projects develop that they would do air quality analysis either through Authority to Construct and the Indirect Source Review Rule. These are required and will address the findings of less than significant in the GEIR for Air Quality Resource impacts.

Violate any air quality rule / construction / operational emissions: The EIR found these emissions not likely to exceed SJVAPCD "hot spot" thresholds. Only Carbon Monoxide showed potential to exceed on some occasions where traffic exceeded LOS F. Most intersections will not exceed D and therefore would not exceed the SJVAPCD for this emission.

Cumulative net increase in federal exceedance rules / Localized concentrations of [ROG, NOX, PM10, PM2.5, CO, and NO2 cannot be determined prior to identifying specific projects and their emissions. Therefore, localized impacts from project operations cannot be determined and would be speculative. This will be reviewed through the Authority to Construct Process and made to come into compliance with SJVAPCD rules and regulations.

Pollution Concentration: In order to ensure that development of the Goshen Community Plan area does not expose sensitive receptors to significant impacts from TAC emissions, Tulare County will review individual projects [at the time of development] as proposed within the Plan area to determine if the ARB Air Quality Land Use Handbook screening criteria presented in Table 8 are exceeded. Projects that exceed the screening criteria will undergo analysis using screening models or may require dispersion modeling and a health risk assessment. Tulare County will consult with the SJVAPCD for guidance on the appropriate screening tools and modeling protocols.

Odor: Any proposed project will have to comply with the following GEIR mitigation measures: To ensure potential impacts are addressed, if proposed projects were to result in sensitive receptors being located closer to an odor generator in the list in Table 9 [of the GAMAQI] than the recommended distances, a more detailed analysis including a review of District odor complaint records is recommended. The detailed analysis would involve contacting the District's Compliance Division for information regarding odor complaints.

Biological Resources: A Biological Evaluation was conducted by consultants Live Oak Associates, Inc. (LOA) during preparation of the Goshen Community Plan Update Proposed Planning Study Area (PPSA) in August 2014. The Planning Department records search of building permits and other types of entitlements within the PPSA (by RMA staff) indicates that no new projects (i.e., construction-related developments which involves new structures or any clearing or earthmoving) have occurred since the Biological Evaluation (BE) was completed by LOA. As such, the landscape remains as described in the Biological Evaluation with one exception. "In May 2017, Caltrans initiated work on the new SR 99/Betty Drive interchange and overcrossing and removed a stand of eucalyptus trees northeast of SR99/Betty Drive. Although the Biological Evaluation identified this location as suitable for nesting, it does not indicate the presence of special status birds (i.e., Swainson's hawk) in this or any stand within the PPSA.



## **Exhibit "A"**

If special status species were found within this particular stand; avoidance, minimization or other form of mitigation would fall under the purview of Caltrans. Regardless of any action(s) which Caltrans may have taken, the stand is no longer present and potential habitat has been permanently removed from this location within the PPSA."

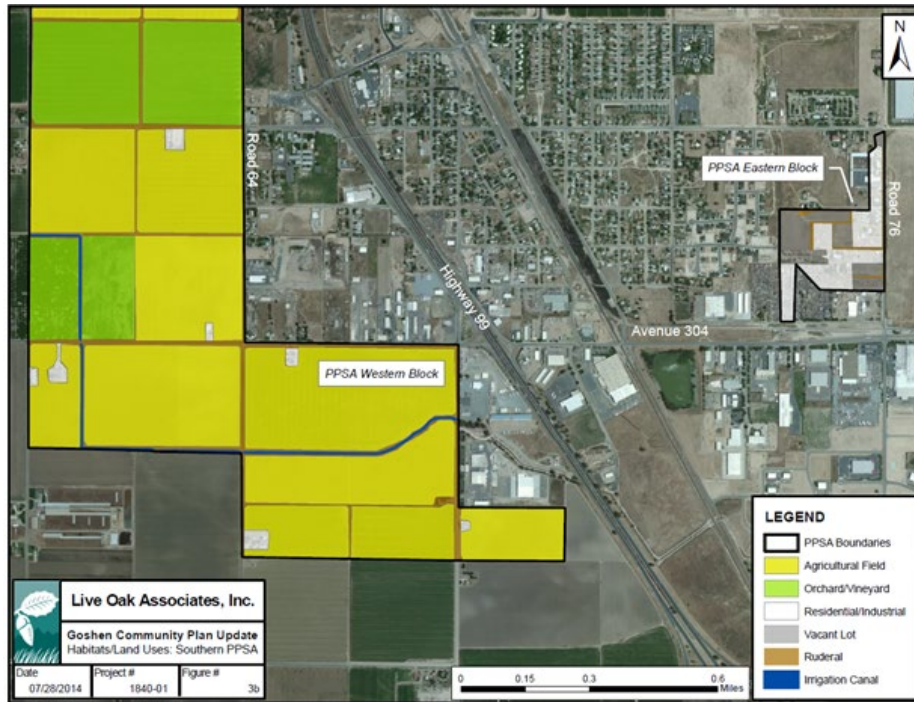
As shown in Figure 4-1 PPSA Western Block, six land use/habitat types were observed within the PPSA during the April 2014 biological field survey: agricultural field, orchard/vineyard, residential/industrial, ruderal, irrigation canal, and irrigation. A list of the vascular plant species observed within the PPSA and the terrestrial vertebrates using, or potentially using, the PPSA are provided in Appendix the Biological Evaluation (BE) included in Appendix "B" of the Goshen Community Plan Update 2030 Draft Environmental Impact Report (see Appendices A and B of the Biological Evaluation, respectively). Selected photographs of the PPSA are presented in Appendix C [of the Biological Evaluation].

The principal drainage of the PPSA vicinity is the St. John's River, a distributary channel of the Kaweah River. The St. John's River emerges from the Kaweah River approximately 20 miles east of the PPSA and flows from east to west approximately 3 miles north of the PPSA before merging with Cottonwood Creek to form Cross Creek. Cross Creek follows a meandering course south and is ultimately constrained to a set of engineered channels before joining the Tule River approximately 18 miles south of the PPSA. The drainages in the vicinity of the PPSA historically contained large areas of riparian, wetland, and aquatic ecosystems that supported a diversity of native plants and animals. Presently, these drainages support only a fraction of the riparian habitat they once supported, and the aquatic habitat has been greatly degraded from agricultural runoff and irregular flows. In essence, the drainages have been reduced to a series of distributary channels supplying water to farmland in the region."

"Three earthen irrigation ditches traversed the PPSA. The Mill Creek Ditch traveled through the western block of the PPSA for approximately 1.5 miles, beginning at Road 68 and flowing to the west and north before exiting the PPSA at Road 60. It varied in width between 20 and 30 feet between bank tops and was dry at the time of the field survey.

## Exhibit "A"

### PPSA Western Block



#### Summary of Mitigation Measures:

Swainson's hawk: **4-1** Nesting Surveys; 4-2 Avoidance; 4-3 Establish Buffers; and 4-4 Compensatory Mitigation.

San Joaquin kit fox: **4-5** Pre-construction Surveys; 4-6 Avoidance; 4-7 Minimization; 4-8 Employee Education Program; and 4-9 Mortality Reporting

Burrowing owl: **4-10** Pre-construction Surveys; 4-11 Avoidance of Active Nests; and 4-12 Passive Relocation of Resident Owls.

American Badger: **4-13** Pre-construction Surveys and 4-14 Avoidance.

Mortality/Disturbance of Nesting Raptors and Migratory Birds (Including White-tailed Kite, Loggerhead Shrike, and Tricolored Blackbird): **4-16** Pre-construction Surveys; **4-15** Avoidance; and **4-17** Establish Buffers.

Roosting Bats: **4-19** Pre-construction Surveys; **4-18** Avoidance; **4-20** Minimization; and **4-21** Avoidance of Maternity Roosts.

Based on this analysis, implementation of Mitigation Measures **4-22** through **4-24** as applicable, would reduce potential Project-specific impacts related to this rezone to less than significant.

Cultural and Paleontological Resources: Based on the GEIR, there are known cultural resource sites within or immediately adjacent to the study area. These include three non-Native American historic-era sites (Map 3 [of the Cultural Resource Assessment]). No Native American resources have been identified within or near the study.

P-54-002173 This resource includes a small earthen canal flowing in an east/west direction. A wooden railroad trestle supports the railroad crossing over the canal. The canal feature delivers water from the

## Exhibit "A"

St. Johns River. The resource was recorded in 1995 as part of the Santa Fe Pacific Pipeline Concord to Colton Project by William Self Associates.

P-54- 002174 This resource includes an earthen canal flowing in an east/west direction; it is identified on the USGS topographic quadrangle map as the Mill Creek Ditch. Two galvanized culvert pipes support the railroad over the ditch. In 1995 the Mill Creek Ditch was described as flowing through agricultural areas planted with barley and wheat. The resource was recorded in 1995 as part of the Santa Fe Pacific Pipeline Concord to Colton Project by William Self Associates. In 2000 Mill Creek Ditch was evaluated and determined not to appear to meet the criteria for listing in the National Register of Historic Places, nor did it appear to be a historical resource per CEQA guidelines (Jones & Stokes 2000).

Based on the information contained in the Cultural Resources Assessment (CRA), none of the resources is near or on the proposed Project site. With compliance with **Mitigation Measures 5-1 through 5-3** of the GIER upon discovery of any cultural resources would reduce any potential impacts to a less than significant level.

Hydrology and Water Quality: No waters of the state or fed have been documented to occur on this site, and the drainage ditch across the site will be avoided.

"It should be noted that projects involving the grading of more than one acre of land must be in compliance with provisions of a General Construction permit (a type of NPDES permit) available from the RWQCB."

Waters of the United States Mitigation Measures: **4-22** Avoidance and/ or Minimization; **4-23** Compliance with Terms of the Permits; and **4-24** Compensatory Mitigation.

Per the GEIR, "A large portion of Goshen is subject to 100-year flood hazard. Future development will be evaluated on a case-by-case basis as development occurs and project design and standards will be implemented to ensure future housing or structures will not be significant impacted by flooding. Therefore, **No Cumulative Impacts related to this Checklist Item will occur.**

### **Mitigation Measure(s):**

**9-7** An elevation certificate and associated flood hazard mitigation measures is required on all proposed buildings with the FEMA Zone AE.

**9-8** All new construction of buildings with a shaded Zone AE shall have finished floor levels elevated one (1) foot above the adjacent natural ground.

**9-9** An elevation certificate and associated flood hazard mitigation measures will be required on all proposed buildings within the special flood hazard area. The finished floor elevations of all structures shall be elevated to at least the established base flood elevation resulting from the flood hazard study."

### Noise:

Operational noise is consistent with the surrounding industrial and agricultural uses per the County General Plan and GEIR and should not exceed the expectation of up to 75 dBA to warrant further mitigation. The GEIR has a Statement of Overriding Considerations for increased traffic noises coming from SR 99. Temporary and any noises that exceed the 75dBA threshold shall comply with the below GEIR mitigation measure.

## **Exhibit "A"**

### **GEIR Mitigation Measure 12-1**

The hours of future construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday or weekends (if allowed by the County) where residential uses are within 200 feet of where the activity is taking place. If residential uses are beyond 300 feet limited work hours are not required.

Public Services: The GEIR found all General Services to be acceptable and no mitigation measures were required for future development in the Goshen Area. This zoning would not increase the amount of children and any emergency needs would be in compliance with the analysis in the GEIR.

Fire protection in the Goshen Plan Area is provided by Tulare County which provides countywide fire services. The Betty Drive Interchange Project studies identify one (1) fire station in Goshen on Road 67 which includes two (2) fire engines, one (1) full time fireman, and ten (10) volunteers. Response time is approximately five (5) minutes and is affected by the railroad, SR 99, and the roadway network.

Police protection in the Goshen Plan Area is provided by the Tulare County Sheriff's Department (patrol service only) which serves the unincorporated areas of Tulare County. Response time is approximately nine (9) to twelve (12) minutes. There is a community liaison office staffed part-time at the Goshen Community Service District Office.

### **Conclusion**

In summary, the impacts associated with the rezone proposed would be like, or less, than those associated with the proposed potential impacts found in the GEIR. For all other impact categories, the impacts associated with those resources were considered and found to not be applicable to this project. As such, adding this acreage to the Goshen Community Plan is an environmentally superior alternative to placing any light industrial / ag related development elsewhere in the County.

## Attachment No. 2

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF 2022 GOSHEN COMMUNITY )  
PLAN UPDATE AND GENERAL PLAN AMENDMENT ) RESOLUTION NO. \_\_\_\_\_  
NO. GPA 22-002 )

Resolution of the Tulare County Planning Commission (“Commission”) recommending approval of the 2022 Goshen Community Plan Update (General Plan Amendment 22-002) to change the County’s land use designation on approximately 30-acres to amend the land use from Agriculture to Light Industrial on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), located on the southwest corner between Avenue 304 and Road 68, in Goshen, and Zone Change No. PZC 22-008 has been file in conjunction with GPA 22-002 to change the zoning on 30 acres of these two (2) 40-acre split zoned parcels from AE-40 (Exclusive Agriculture 40 Acre Minimums) to the Light Manufacturing (M-1) Zone.

WHEREAS, the Planning Commission has given notice of the proposed amendment to the General Plan as provided in Sections 65353 and 65090 of the Government Code of the State of California and as provided for in the County’s California Environmental Quality Act Guidelines; and

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

WHEREAS, staff has performed necessary investigations, prepared a written report (made a part hereof), and recommended approval of this proposed General Plan Amendment; and

WHEREAS, the Planning Commission recognizes the need and desirability to conduct reviews of, and consider amendments to, the General Plan to accommodate the changing needs of the County; and

WHEREAS, on September 16, 2022, a Notice of Public Hearing for General Plan Amendment No. GPA 22-002 was duly published in the Visalia Times Delta, a newspaper of general circulation in Tulare County; and

WHEREAS, a duly noticed public hearing was held, and an opportunity for public testimony was provided, at a regular meeting of the Planning Commission on September 28, 2022; and

WHEREAS, at that meeting of the Planning Commission public testimony was received and recorded from \_\_\_\_\_ in support of the project and from \_\_\_\_\_ in opposition to the project.

## Attachment No. 2

Resolution No. \_\_\_\_\_  
Planning Commission  
Page 2

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby recommends that the Board of Supervisors certify that the Board has reviewed and considered the information contained in the Staff Report for the proposed project together with any comments received during the public review process, in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines for the Implementation of the California Environmental Quality Act of 1970 prior to acting on the General Plan Amendment.

B. This Planning Commission hereby recommends that the Board of Supervisors adopt the following findings of fact as to the reasons for approval of this General Plan Amendment:

1. General Plan Initiation No. GPI 22-002 was approved by the Board of Supervisors on September 13, 2022.
2. Staff is recommending the Change to the Urban Development Boundary of Goshen.
3. The subject parcels are mostly designated for Light Industrial (50 acres), but on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), on these two (2) 40-acre split zoned parcels are still designated Agriculture.
4. An Addendum has been completed for this project (GPA 22-002 and PZC 22-008). This project will not have a significant effect on the environment with mitigation in the Goshen Community Plan EIR and has been determined to be consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15164.
5. Mitigation measures regarding Cultural and Tribal resources are included in the Goshen Community Plan EIR. The subject site is not located in an environmentally sensitive area and is surrounded by industrial and agricultural zoned land, and rural residences. The project will not require additional public services and must comply with state and local regulations. Recommendations from County agencies will apply at building permit stage.
6. The Amendment area is within the County-adopted Goshen Urban Development Boundary; and therefore, is not subject to the Rural Valley Lands Plan, and is outside the City of Visalia's Urban Area Boundary (CAUAB) with a Land Use Designation of Valley Agricultural. This amendment will change the underlying land use to Light Industrial. The proposed project is consistent with relevant

## Attachment No. 2

Resolution No. \_\_\_\_\_  
Planning Commission  
Page 3

policies of the Tulare County General Plan, including Agricultural Element Goal 1; Land Use Element Goals 1 and 4; Economic Development Element Goal 2; Air Quality Element Goal 4; Health and Safety Element Goals 1, 6, and 8; Water Resources Goal 2; and Public Facilities Element Policies 2 and 3.

C. This Planning Commission, after considering all the evidence presented, found that the proposed General Plan Amendment will not, under the circumstances of the case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

AND, BE IT FURTHER RESOLVED as follows:

D. This Planning Commission hereby recommends the Board of Supervisors approve General Plan Amendment No. GPA 22-002 (Exhibit "A") to change the County's Urban Development Boundary land use designation on approximately 30-acres from "Valley Agriculture" to "Light Industrial".

The foregoing resolution was adopted upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a regular meeting of the Planning Commission on September 28, 2022, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

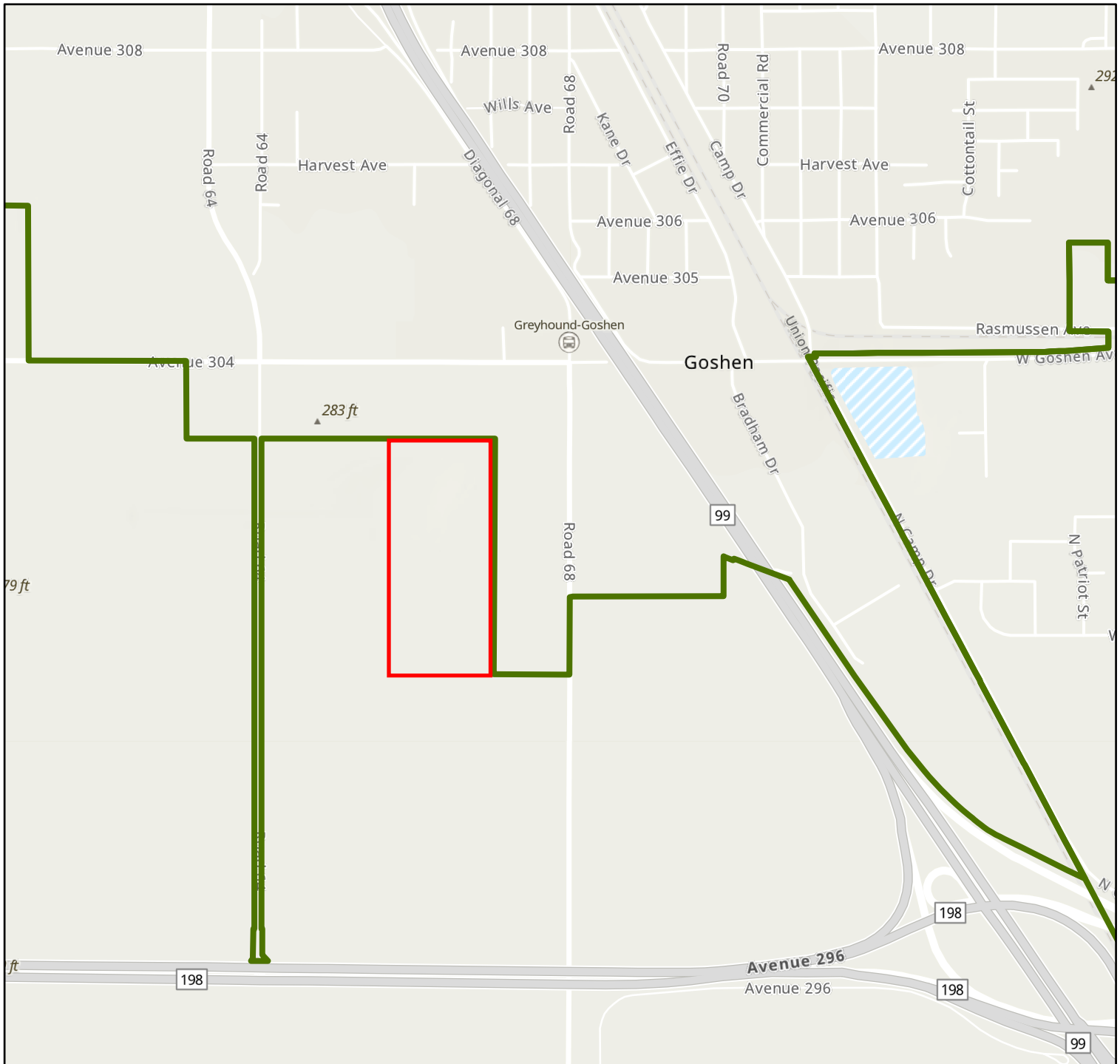
TULARE COUNTY PLANNING COMMISSION

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Michael Washam, Secretary

Exhibit "A"

# Proposed Goshen UDB Expansion For Case Number: GPA 22-002



Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 4  
Assessors Parcel: 073-070-004 & 073-070-005

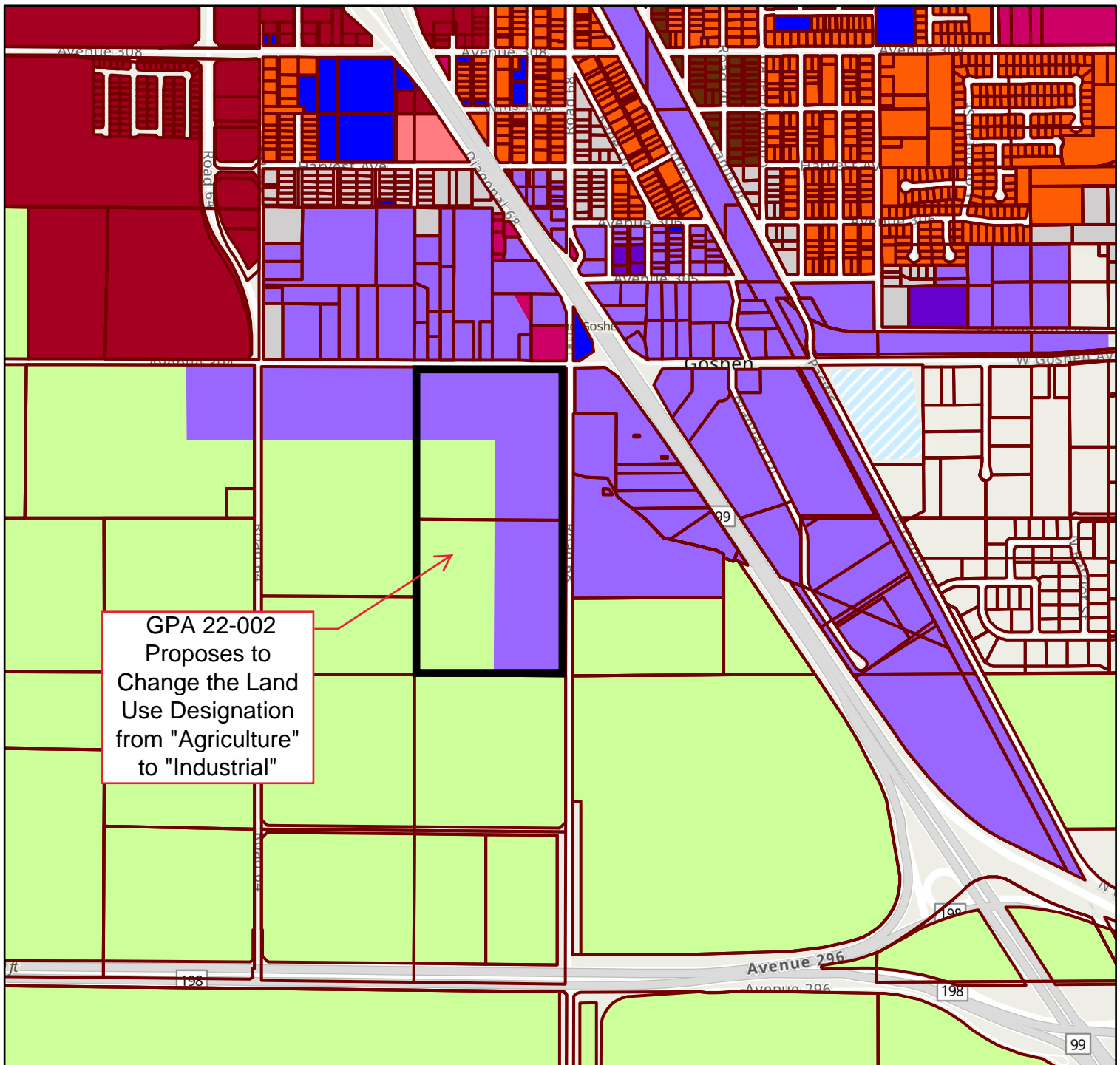
 Goshen UDB  
 Proposed UDB Expansion







**Exhibit "A"**  
**Existing General Plan Designation Map**  
**For**  
**Case Number: GPA 22-002**



Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 4  
Assessors Parcel: 073-070-004 & 073-070-005

Light Industrial	Community Commercial
Agriculture	Service Commercial
Highway Commercial	Mixed Use
Public/Quasi-Public	
Medium Density Residential	



### **Attachment No. 3**

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENT TO THE )  
ZONING REGULATIONS, CASE NO. PZC 22-008 ) RESOLUTION NO. \_\_\_\_\_

Resolution of the Tulare County Planning Commission (“Commission”) recommending approval of Zone Change No. PZC 22-008 to change the zoning on approximately 30-acres of two (2) 40-acre split zoned parcels from the AE-40 (Exclusive Agriculture 40 Acre Minimums) Zone to the Light Manufacturing (M-1) Zone on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), located on the southwest corner between Avenue 304 and Road 68, in Goshen, and the 2022 Goshen Community Plan Update (General Plan Amendment 22-002) has been filed in conjunction with PZC 22-008 to change the County’s land use designation on approximately 30-acres to amend the land use from Agriculture to Light Industrial.

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

WHEREAS, the Planning Commission has given notice of the Ordinance Amendment as provided in Section 18 of said Ordinance No. 352 and Section 65854 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report (made a part hereof), and recommended approval of this Ordinance Amendment; and

WHEREAS, all attached exhibits are incorporated by reference herein; and

WHEREAS, on September 16, 2022, a Notice of Public Hearing for the September 28, 2022, meeting of the Tulare County Planning Commission was mailed to owners of parcels that are located within a 300-foot radius of the project site, and said Notice was also duly published in the Visalia Times Delta (a newspaper of general circulation in Tulare County) to consider the proposed Project; and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on September 28, 2022; and

NOW, THEREFORE, BE IT RESOLVED as follows:

WHEREAS, at that meeting of the Planning Commission public testimony was received and recorded from \_\_\_\_\_ in support of the project and from \_\_\_\_\_ in opposition to the project.

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED as follows:

### Attachment No. 3

Resolution No. \_\_\_\_\_  
Planning Commission  
Page 2

A. This Planning Commission hereby recommends that the Board of Supervisors certify that the Board has reviewed and considered the information contained in the Addendum to the 2018 Goshen Community Plan Environmental Impact Report (GEIR) State Clearinghouse Number # 2014021057 that was prepared for the project and is applicable to the project site and the Change of Zone, together with any comments received during the public review process, consistent with the CEQA and the CEQA Guidelines, prior to taking action on the Change of Zone.

B. This Planning Commission hereby recommends that the Board of Supervisors determine that the following findings are relevant in evaluating this application:

1. General Plan Initiation No. GPI 22-022 was approved by the Board of Supervisors on September 13, 2022.
2. Staff is recommending PZC 22-008 to change the Zone from the AE-40 (Exclusive Agriculture – 40 Acre Minimum) Zone to the M-I (Light Manufacturing) Zone.
3. The subject parcels are mostly designated for Light Industrial (50 acres), but on the north and east sides of APN: 073-070-004 (10 acres), and east side of the APN 073-070-005 (20 acres), on these two (2) 40-acre split zoned parcels are still designated Agriculture. GPA 22-002 has been filed in conjunction with PZC 22-008 to change the County's land use designation on approximately 30-acres from Agriculture to Light Industrial.
4. An Addendum has been completed for this project (GPA 22-002 and PZC 22-008). This project will not have a significant effect on the environment with mitigation in the Goshen Community Plan EIR and has been determined to be consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15164.
5. Mitigation measures regarding Cultural and Tribal resources are included in the Goshen Community Plan EIR. The subject site is not located in an environmentally sensitive area and is surrounded by industrial and agricultural zoned land, and rural residences. The project will not require additional public services and must comply with state and local regulations. Recommendations from County agencies will apply at building permit stage.
6. The Zone Change area is within the County-adopted Goshen Urban Development Boundary; and therefore, GPA 22-002 is not subject to the Rural Valley Lands Plan, and is outside the City of Visalia's Urban Area Boundary (CAUAB) with a Land Use Designation of Valley Agricultural. GPA 22-002 will change the underlying land use to Light Industrial. The proposed project is consistent with relevant policies of the Tulare County General Plan, including Agricultural Element Goal 1; Land Use Element Goals 1 and 4; Economic Development Element Goal 2; Air Quality Element Goal 4; Health and Safety Element Goals 1, 6, and 8; Water Resources Goal 2; and Public Facilities Element Policies 2 and 3.

### Attachment No. 3

Resolution No. \_\_\_\_\_  
Planning Commission  
Page 3

7. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution No. 2010-2927, a Notice of Intent to Collect Tulare County Public Facilities Fees, also known as Developer Impact Fees; therefore, new development may be subject to County Development Impact Fees.

C. This Planning Commission, after considering all the evidence presented, hereby recommends that the Board of Supervisors find that the proposed Ordinance amendment and Zoning Map (Exhibit A) is consistent with the purpose of Ordinance No. 352 and further find that the petition is in conformance with the adopted General Plan for the County of Tulare.

AND, BE IT FURTHER RESOLVED as follows:

D. This Commission hereby recommends that the Board of Supervisors approve an Amendment to the Tulare County Zoning Ordinance, No. 352 via Case No. PZC 22-008 to change the Zone on approximately 30 acres from AE-40 (Exclusive Agriculture – 40 Acre Minimums) to M-I (Light Manufacturing).

The foregoing resolution was adopted upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at a regular meeting of the Planning Commission on September 28, 2022, by the following roll call vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

TULARE COUNTY PLANNING COMMISSION

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

Exhibit "A"

ORDINANCE NO. \_\_\_\_\_

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

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

Section 1. Paragraph B of Section 3 of Ordinance No. 352 of the County of Tulare is hereby amended by the adoption of an amended map of a portion of Section 25, Township 18 South, Range 23 East, Mount Diablo Base and Meridian, being a subdivision of Part 422 of the Official Zoning Maps. A map showing Zone Change No. PZC 22-008 approved for approximately 30 acres is attached hereto and incorporated herein by reference. The new zoning will be M-1 (Light Manufacturing).

Section 2. The property affected by the zoning reclassification from AE-40 (Exclusive Agricultural – 40 Acre Minimum), filed as is briefly described as follows: Being a 30-acre site, located on the southwest quarter of Tulare County Assessor Parcel Number (APN) 073-070-004 and located on the west half of Tulare County Assessor Parcel Number (APN) 073-070-005. The subject property is located on the southwest corner between Avenue 304 and Road 68 in the unincorporated community of Goshen.

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

Exhibit "A"

THE FOREGOING ORDINANCE was passed and adopted by the Board of Supervisors of the County of Tulare, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at a regular meeting of said Board, duly and regularly convened on said day, by the following roll call vote:

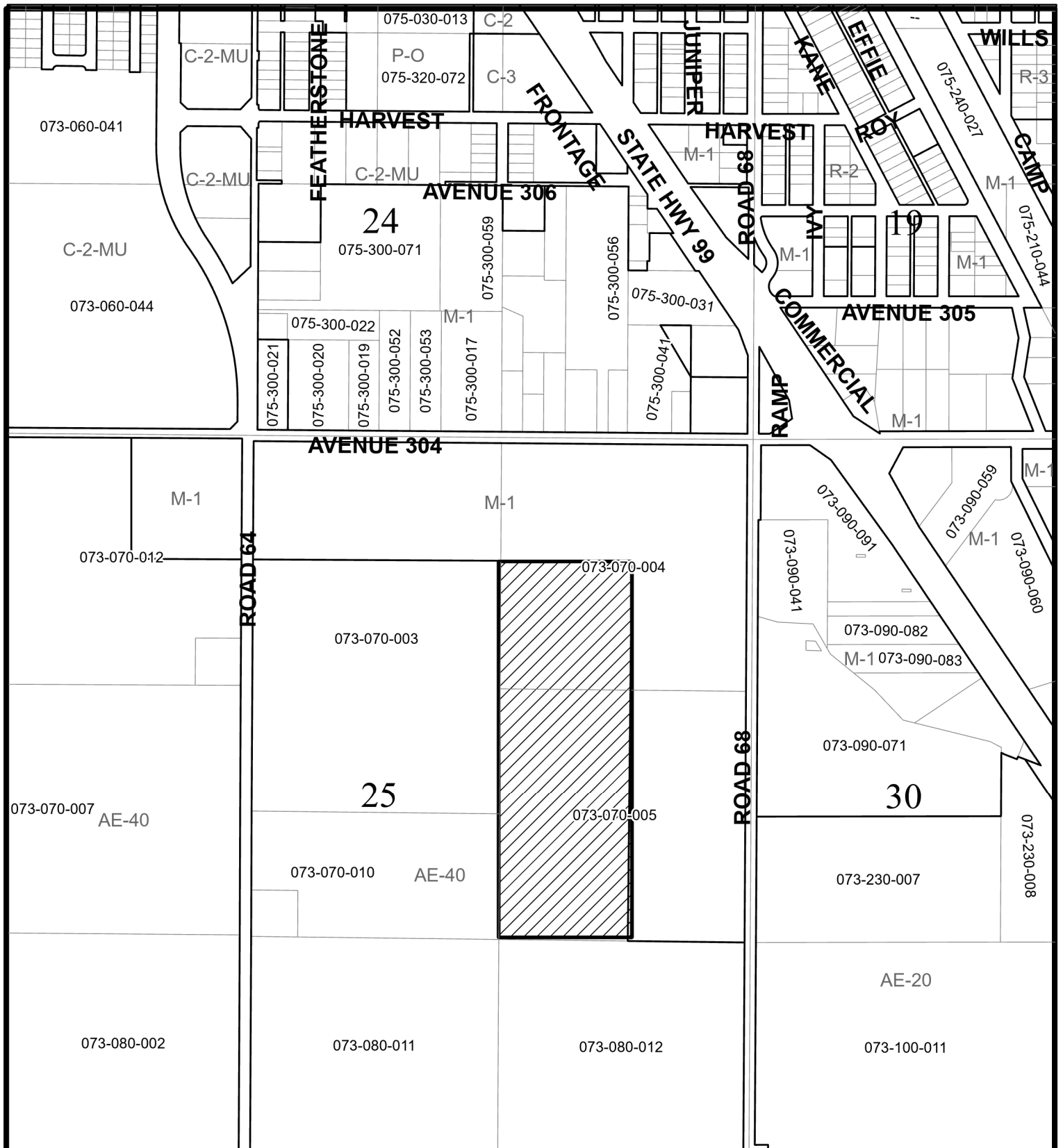
AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Supervisor Eddie Valero, District Four  
Chair, Board of Supervisors

ATTEST: Jason T. Britt  
County Administrative Officer/Clerk  
Board of Supervisors

By: \_\_\_\_\_  
Deputy

# Exhibit "A"



APN: 073-070-004 & 073-040-005  
 APROX. 30.3 AC.  
 Zone Change from AE-40 to M-1  
 (PZC 22-008)

0 270 540 810 1,080 1,350 Feet



ORDINANCE NO. \_\_\_\_\_  
 AMENDING A PORTION OF MAP PART 422,  
 PART OF SEC. 25, T 18 S, R 23 E, M.D.B. & M.  
 OF  
**OFFICIAL ZONING MAP**  
**COUNTY OF TULARE, CA.**

TULARE COUNTY BOARD OF SUPERVISORS  
 ADOPTED: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

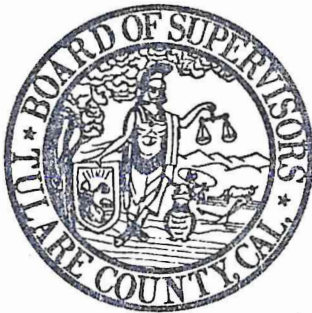
# BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF General Plan  
Initiation No. GPI 22-002 – G4  
Enterprises, LTD

)  
) Resolution No. 2022-0769  
)

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR  
MICARI, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT  
AN OFFICIAL MEETING HELD AUGUST 30, 2022, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS MICARI, VANDER POEL, SHUKLIAN, VALERO AND  
TOWNSEND  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY:   
Deputy Clerk

\* \* \* \* \*

Approved General Plan Initiation No. GPI 22-002 to authorize the applicant, G4 Enterprises, LTD, to file an application for a General Plan Amendment to change the land use designation from "Agriculture" to "Industrial" and zoning from AE-40 (Exclusive Agricultural – 40 acre minimum) to M-1 (Light Manufacturing) on a portion of two parcels located on the southwest corner of Avenue 304 and Road 68, south of Goshen.



N1/2 SEC. 25, T.18S., R.23E., M.D.B.&amp;M.

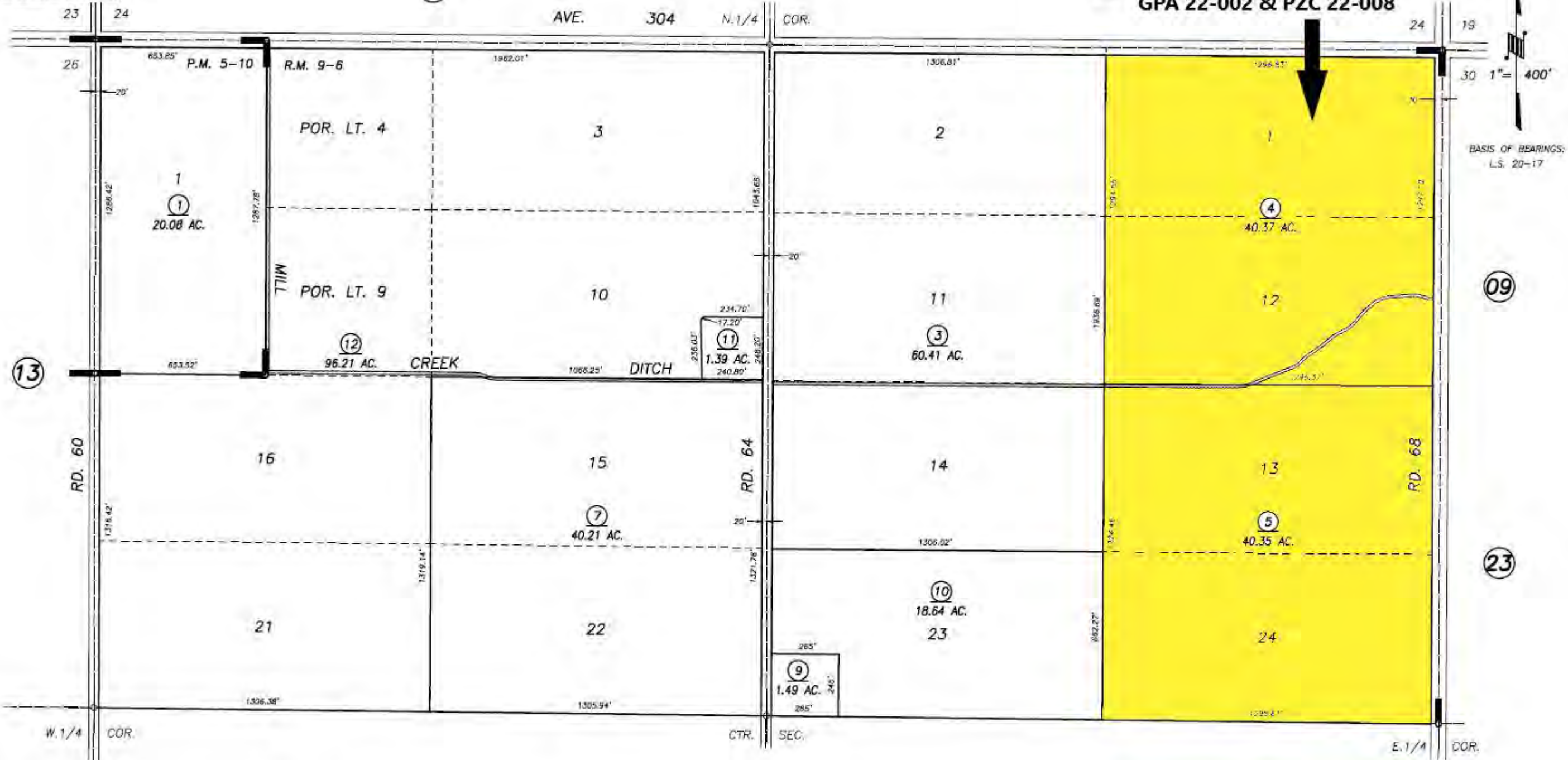
Tax Area Codes  
153-065

73-07

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL  
PROPERTY ASSESSMENT PURPOSES ONLY  
AND THE PARCELS SHOWN HEREON MAY  
NOT COMPLY WITH STATE AND LOCAL  
SUBDIVISION ORDINANCES, AND NO  
LIABILITY IS ASSUMED FOR THE USE  
OF THE INFORMATION SHOWN HEREON.  
R & T CODE SEC. 327, 408.3, ETC.

Bk.  
075

GPA 22-002 &amp; PZC 22-008



CURTIS TRACT SUBDIVISION, R.M. 9-6  
PARCEL MAP NO. 410, P.M. 5-10

VICINITY OF VISALIA  
ASSESSOR'S MAPS BK. 73 , PG. 07  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses

① 123

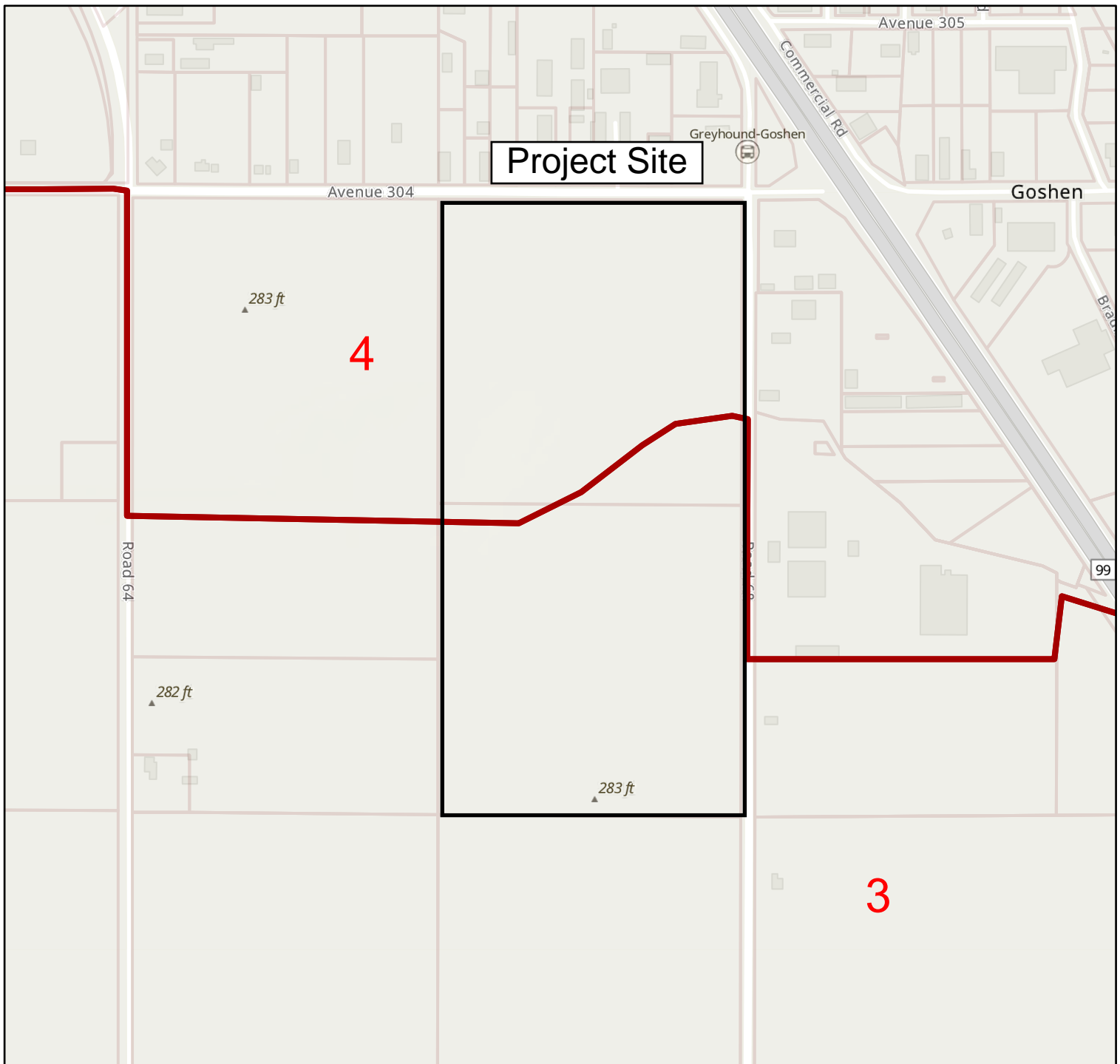
2018-0043743	9/19/2018	CFG
REVISION	DATE	TECH





Attachment No. 5  
**Vicinity Map  
For**



Case Number: GPA 22-002 & PZC 22-008



Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 3 and 4  
Assessors Parcel: 073-070-004 & 073-070-005

 Project Site  
 Supervisor Districts



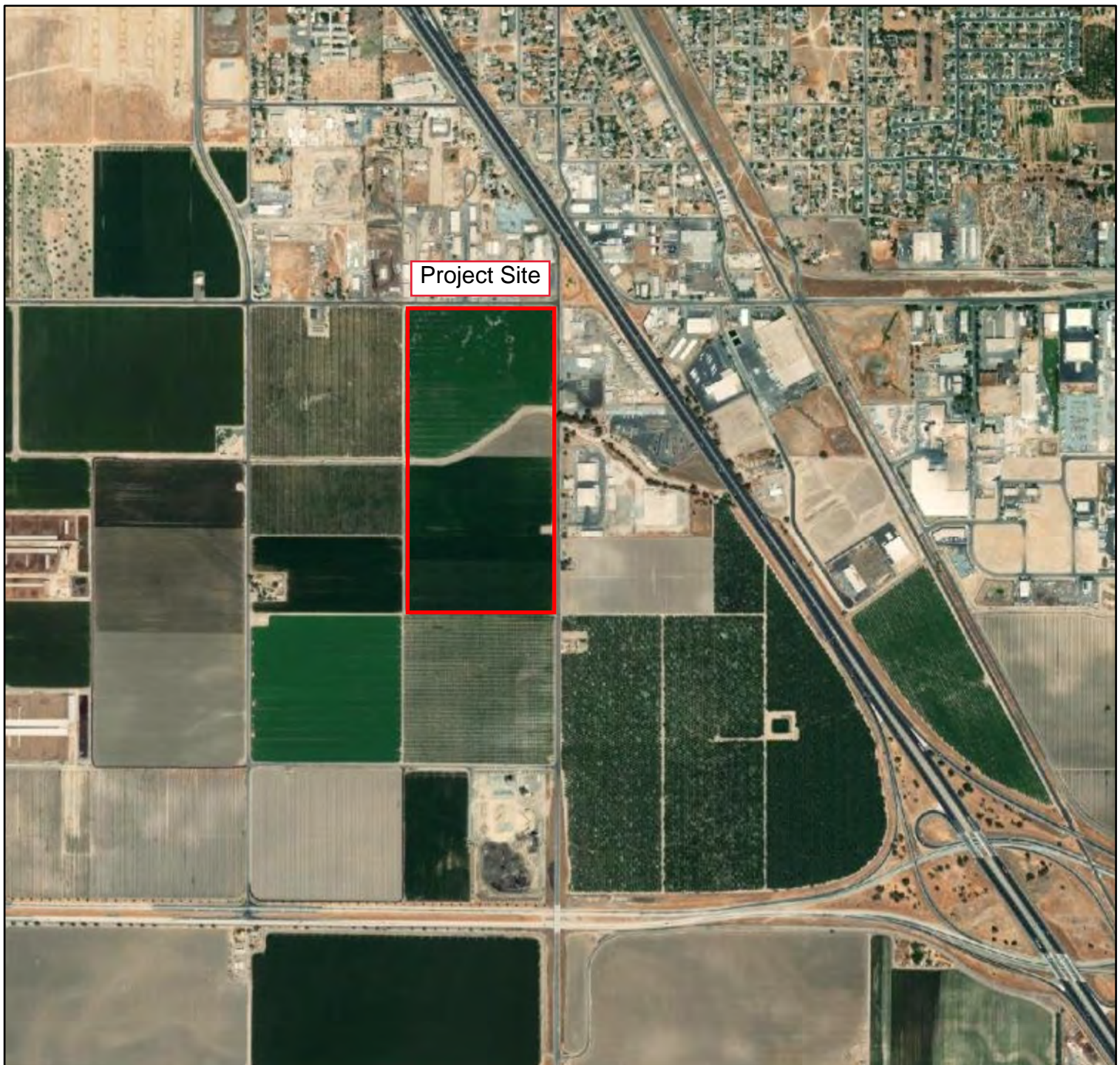




**Attachment No. 5**  
**Aerial Photograph**  
**For**



**Case Number: GPA 22-002 & PZC 22-008**

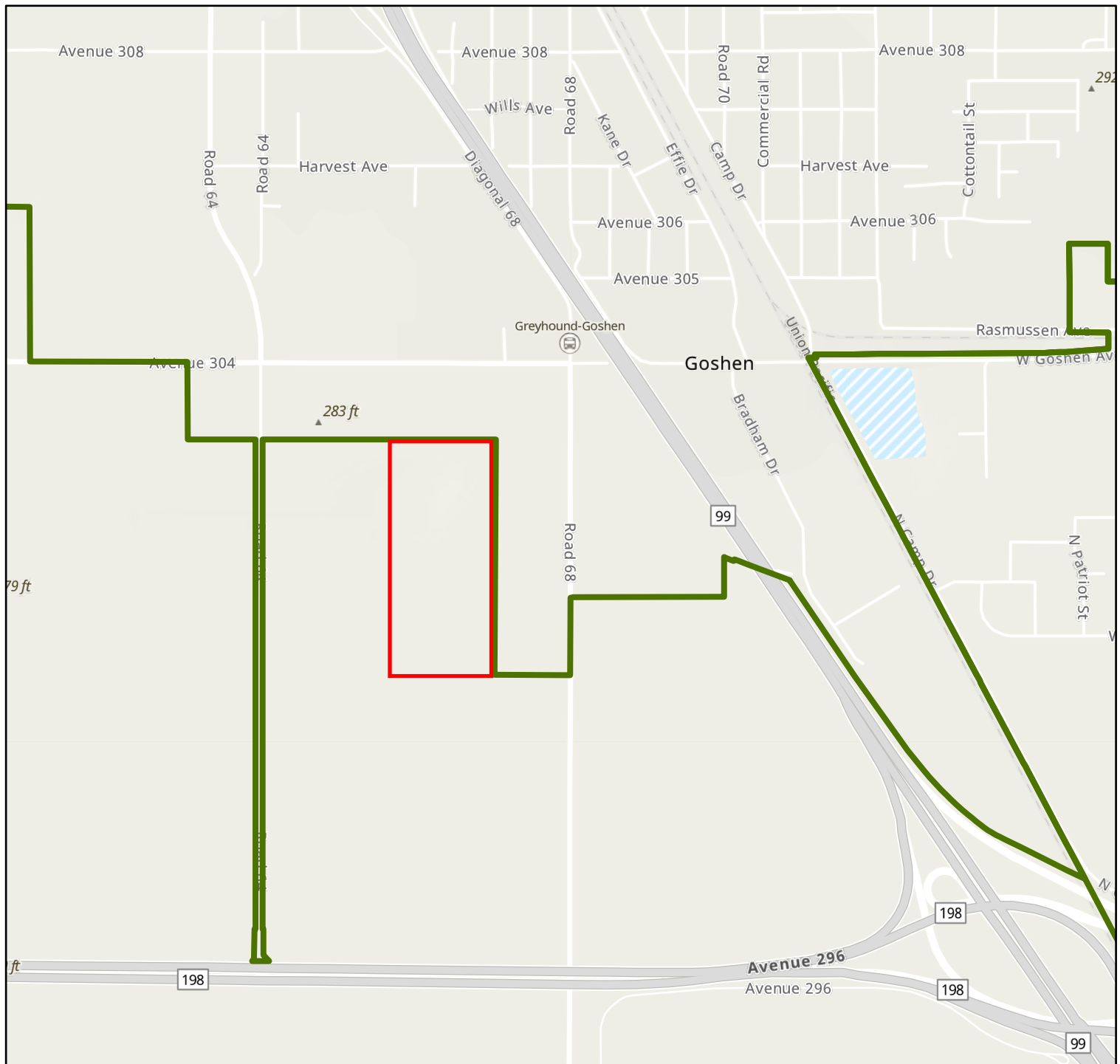


Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 4  
Assessors Parcel: 073-070-004 & 073-070-005



 Project Site



# Proposed Goshen UDB Expansion For Case Number: GPA 22-002



Owner: G4 Enterprises, LTD  
 Address: 8570 S. Cedar Avenue  
 City, State, ZIP: Fresno, CA 93725  
 Applicant: Tulare County  
 Agent:  
 Supervisorial District: 4  
 Assessors Parcel: 073-070-004 & 073-070-005

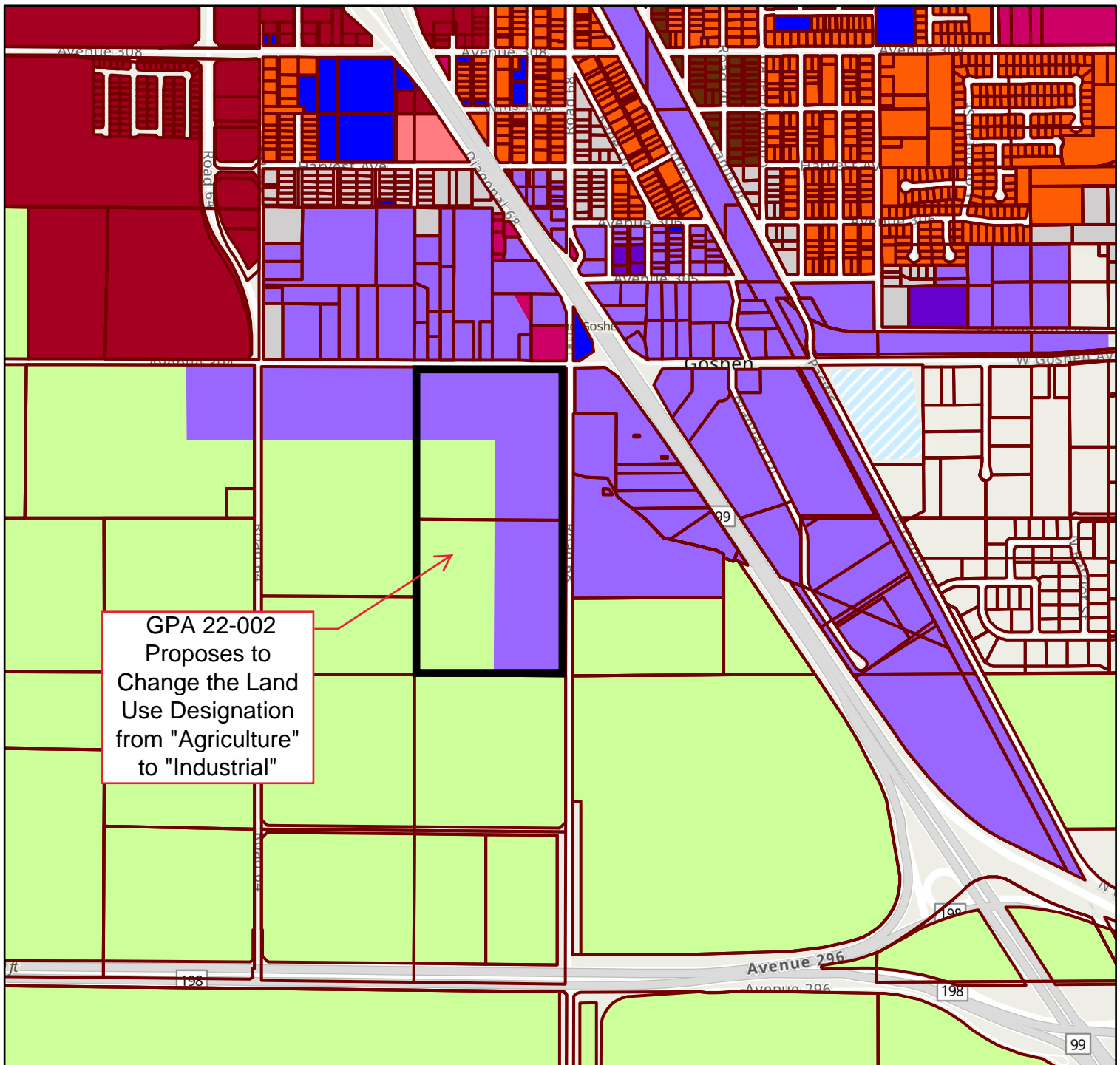
 Goshen UDB  
 Proposed UDB Expansion







Attachment No. 5  
**Existing General Plan Designation Map**  
**For**  
Case Number: GPA 22-002



GPA 22-002  
Proposes to  
Change the Land  
Use Designation  
from "Agriculture"  
to "Industrial"

Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 4  
Assessors Parcel: 073-070-004 & 073-070-005

Light Industrial	Community Commercial
Agriculture	Service Commercial
Highway Commercial	Mixed Use
Public/Quasi-Public	
Medium Density Residential	





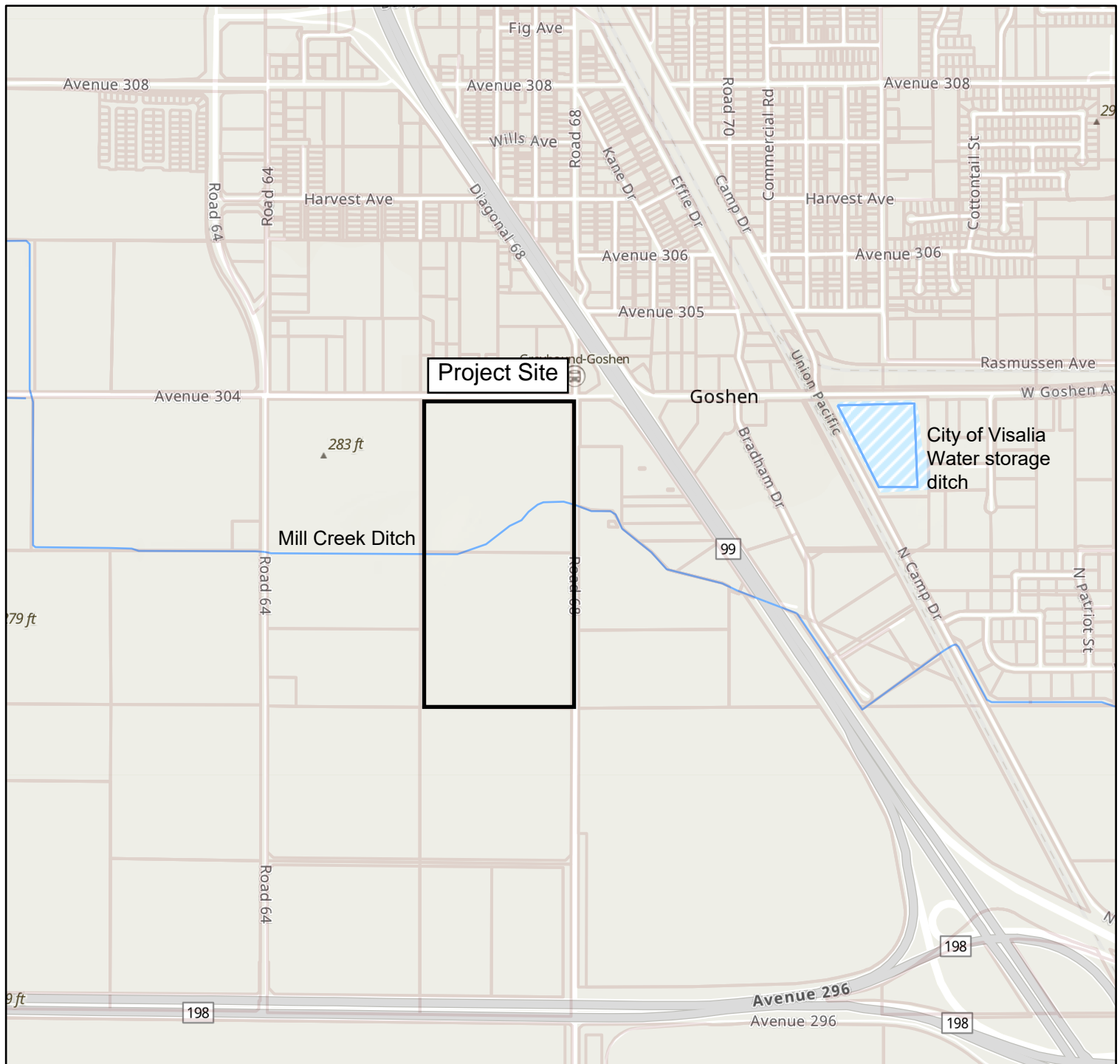




Attachment No. 5  
**Waterways  
For**



Case Number: GPA 22-002 & 22-008



Owner: G4 Enterprises, LTD  
Address: 8570 S. Cedar Avenue  
City, State, ZIP: Fresno, CA 93725  
Applicant: Tulare County  
Agent:  
Supervisory District: 4  
Assessors Parcel: 073-070-004 & 073-070-005

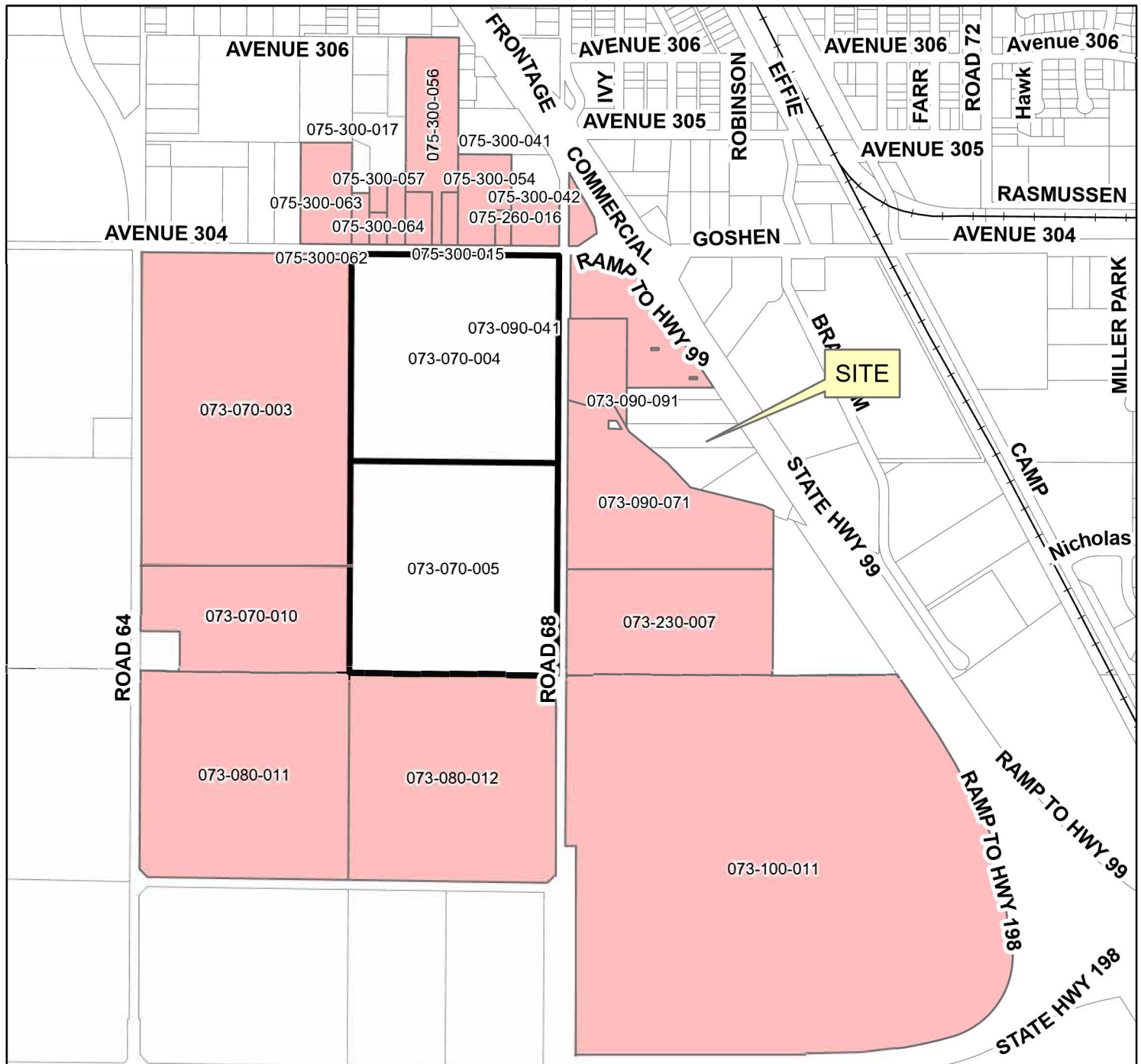
— Mill Creek Ditch  
— City of Visalia  
Water Storage Ditch







# Location and Property Ownership Map for Hearing Notification for GPA 22-002 & PZC 22-008



Owner: G4 Enterprises, LDT  
 Address: 8570 S. Cedar Avenue  
 City, State, ZIP: Fresno, CA 93725  
 Applicant: Tulare County  
 Agent: N/A  
 Supervisorial District: 3  
 Assessors Parcel: 073-070-004 & 073-070-005

0 500 1,000 1,500 2,000 Feet

- SITE
- Parcels
- Properties within 300'



## Attachment No. 7

### NOTICE OF PUBLIC HEARING AND AVAILABILITY OF ENVIRONMENTAL DOCUMENT

An **Addendum to Environmental Impact Report (EIR) State Clearinghouse Number SCH # 2014021057** for **General Plan Amendment No. GPA 22-002 & Change of Zone No. PZC 22-008** has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd., Visalia, California 93277-9394, (559) 624-7000, (Monday – Thursday: 9:00 am to 4:30 pm and Friday: 9:00 am to 11:00 am). For further information regarding this project, please call Aaron R. Bock, Assistant Director, at 624-7050. Comments and recommendations on the adequacy of the environmental document may be filed at the address during the public review period established for the project.

**PROJECT:** Amending Goshen Community Plan. General Plan Amendment No. GPA 22-002 & Change of Zone No. PZC 22-008.

**APPLICANT/AGENT:** County of Tulare

**LOCATION:** Between Avenue 304 and Road 68 in Goshen (APN's 073-070-004 and 073-070-005).

**PROJECT DESCRIPTION:** Amending the Urban Development Boundary, and the land use designation from "Agriculture" to "Industrial" to add 80 acres to the Goshen Community Plan and rezoning the same from AE-40 (Exclusive Agricultural – 40 acre minimum) to M-1 (Light Manufacturing).

**ENVIRONMENTAL DOCUMENT:** Addendum to Notice of Determination EIR SCH # 2014021057.

**REVIEW PERIOD:** 10 days until September 26, 2020, at 5:00 p.m.

**PUBLIC HEARING:** Planning Commission on September 28, 2022, at 9:00 a.m.

All meetings are currently held at the Human Resources and Development Department, Innovation Conference Room, 2500 West Burrell Avenue, Visalia, California 93291. PLANNING COMMISSION meetings start at 9:00 a.m. All interested parties are invited to attend and be heard. Meeting Agendas, Documents, Live Broadcasts and Archived Recordings are available at the following link:

<https://tularecounty.ca.gov/rma/planning-building/planning-commission/>

Based on guidance from the California Department of Public Health and the California Governor's Office, to minimize the spread of the COVID-19 virus, members of the public are encouraged to participate in the Planning Commission meetings in the following ways: Remote Viewing - Listen to the live audio stream of the Planning Commission meetings. Instructions on how to participate in the live meeting can be found at the following link: <https://tularecounty.ca.gov/rma/planning-building/planning-commission/planning-commission-website-information/>

For environmental questions, please call Hector Guerra, Chief Environmental Planner at 624-7000. If you challenge the decision on any of the foregoing matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Tulare County Resource Management Agency, Economic Development and Planning Branch, within the review period described herein. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 624-7000 48-hours in advance of the meeting.

HECTOR GUERRA, CHIEF ENVIRONMENTAL PLANNER

REED SCHENKE, ENVIRONMENTAL ASSESSMENT OFFICER

=====

TO BE PUBLISHED ONCE ONLY ON: September 2, 2022

SEND BILL AND TEAR SHEET TO: TUL. CO. RESOURCE MGMT., 5961 SOUTH  
MOONEY BLVD., VISALIA, CA 93277-9394

SEND TO: Visalia Times Delta 9-16-2022

**Attachment No. 8**  
**NOTICE OF DETERMINATION**

**Fee Exempt per Government Code Section 6103**

**To:**     ☒     Tulare County Clerk  
                                Room 105, Courthouse  
                                221 South Mooney Blvd.  
                                Visalia, CA 93291

☐     Office of Planning and Research  
                                1400 Tenth Street, Room 121  
                                Sacramento, CA 95814

**Lead Agency:** Tulare County Resource Management Agency  
                                5961 South Mooney Blvd.  
                                Visalia, CA 93277  
                                (559) 624-7000  
                                Attn: [hguerra@co.tulare.ca.us](mailto:hguerra@co.tulare.ca.us)

**Applicant(s):** Tulare County Resource Management Agency  
                                5961 South Mooney Blvd.  
                                Visalia, CA 93277  
                                (559) 624-7000  
                                Attn: [hguerra@co.tulare.ca.us](mailto:hguerra@co.tulare.ca.us)

**Subject:**       **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

**Project Title:**   Goshen Community Plan / General Plan Amendment No. GPA 22-002 & Zone Change No. PZC 22-008

**State Clearinghouse Number:**   Addendum to SCH #2014021057

**Contact Person:**   Hector Guerra                               **Telephone Number:** 559-624-7121

**Project Location:**       Located on the southwest corner of and between Avenue 304 and Road 68, immediately southwest of Goshen. On the north and east sides of APN: 073-070-004, and east side of the APN 073-070-005

**Project Description:** General Plan Amendment No. GPA 22-002 & Zone Change No. PZC 22-008 amending the land use from “Agriculture” to “Light Industrial” and to expand the Urban Development Boundary on 30 acres of the two (2) 40-acre parcels (10 acres on -004 and 20 on -005), and change the zoning from the AE-40 (Exclusive Agricultural – 40 acre minimum) Zone to the M-1 (Light Manufacturing) Zone.

The Amendment would have no significant effect on the environment that was not already contemplated in the 2018 Goshen EIR. Any changes in any regulations since 2018 will not affect the significance levels from future project related impacts and these potential impacts have been analyzed and addressed in the Addendum. These regulations include the General Plan SB 743 Vehicle Miles Traveled Circulation Element requirements, which because a project that is for regional trade transportation purposes is exempt from the County’s VMT threshold requirements. As a County initiated Zone Change, the General Plan does not require CEQA related agricultural impact mitigation.

The proposed General Plan Amendment is within the study area that was studied for all resources and each project will have to comply with all the requirements of the Environmental Impact Report Mitigations, Tulare County Zoning Code and General Plan, as well as the requirements of all other State and Federal Agencies.

<small>DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK</small>
--

## Attachment No. 8

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as ☒ Lead Agency ☐ Responsible Agency, has approved the above-described project on \_\_\_\_\_, 2022, and has made the following determinations regarding the above-described project:

1. The project [☐ will ☒ will not] have a significant adverse impact on the environment.
2. [☒ A Final Environmental Impact Report [Addendum] , ☐ Mitigated Negative Declaration, ☐ Negative Declaration]  
was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☐ were ☒ were not] made a condition of approval of this project.
4. A Mitigation Monitoring and Reporting Plan [☐ was ☒ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provision of CEQA.

This is to certify that the environmental document and record of project approval is available to the General Public and may be examined at: Tulare County Resource Management Agency, 5961 S Mooney Blvd., Visalia CA 93277.

By:   
Hector Guerra, Chief Environmental Planner

Date: 09/21//22

By: \_\_\_\_\_  
Reed Schenke, Director and Environmental Assessment Officer

Date: \_\_\_\_\_

Cc: California. Dept. of Fish & Game, 1416 Ninth St., 12<sup>th</sup> Floor, Sacramento, CA 95814

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