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AGENDA ITEM

ITEM NO. _____
District 1

SUBJECT: GPI 05-011 – Request by the J.G. Boswell Company and the Eastlake Company to Allow the Filing of a General Plan Amendment to the Tulare County General Plan, Including the Foothill Growth Management Plan

REQUEST(S):

That your Board allow the J.G. Boswell Company and the Eastlake Company (the applicants) to file an application for a General Plan amendment (GPA), including an amendment to the Foothill Growth Management Plan (1981), for the 36,000 acre Yokohl Ranch property, pursuant to the procedures outlined within this report, and in keeping with the following recommended conditions of application, and any other conditions as determined by your Board:

1. Authorize RMA to prepare, in concert with the applicants, an amendment to Ordinance 352, the Tulare County Zoning Ordinance that would create a Planned Community (PC) Zone allowing for the establishment of a Planned Community Area (PCA) boundary for planning purposes. The PC Zone would replace the Planned Development Foothill (PDF) Zone for the Yokohl Ranch project and would provide requirements for filing of the General Development Plan (GDP) and Specific Plans; parameters for the development to proceed to subsequent stages of planning; and conditions and processes for considering amendments.
2. That a Preliminary Financing Plan for the installation, operations and ongoing maintenance of infrastructure required to support growth on the subject properties, including but not limited to State, local and private transportation; sewage; water supply quantity and quality; drainage; parks and open space; and any other infrastructure or public services, appropriate regulations, programs or public works projects, be prepared by the applicants to ensure that each phase of development becomes self sustaining over the long term so as not to be a financial burden on the County or State. The Preliminary Financial Plan shall be submitted with the GPA application and be evaluated,

modified and expanded over time into the Infrastructure Master Plan as the planning effort evolves.

3. That preparation of the Program EIR, and any technical studies deemed necessary to peer review or validate the consultant's findings, be fully funded by the applicants and the contract(s) executed and coordinated by Resource Management Agency staff, as lead agency for the project under CEQA.
4. That the County contract with an EIR consultant early in the GPA process.
5. That preparation of the General Plan amendment (except Native American consultation) and Infrastructure Master Plan be managed directly by the applicants, subject to oversight and approval by RMA.
6. That Native American consultation, as required by SB 18, Traditional Tribal Cultural Places (Burton) and implementing Tribal Consultation Guidelines (2005), be initiated by Tulare County at an early stage in the GPA process.
7. That the applicants enter into a Reimbursement Agreement requiring deposits into a Planning Trust Fund with Tulare County RMA for all or an agreed upon portion of the estimated cost of the above work, before the General Plan amendment application can be accepted by the RMA.
8. That, to ensure coordinated planning, the applicants and RMA incorporate into the planning program joint meetings with all stakeholder agencies involved in infrastructure or services provision for new development by forming an Intergovernmental Coordinating Committee, as well as one on one consultations to provide input to the General Plan amendment, EIR and Infrastructure Master Plan. Regular participants on this committee should include but not be limited to: affected School Districts; TCAG; and Caltrans District 6. Other participants may, from time to time include: Fire Warden; County Sheriff; Kaweah Delta Water Conservation District; US Army Corps of Engineers; representatives of the sand and gravel industry; Delta Vector Control District; Department of Conservation; Fish & Wildlife; Department of Fish & Game District 4; California State Parks; Sequoia National Park; SBC; Southern California Edison; and the Southern California Gas Company.
9. That, in addition to public hearings on the General Plan amendment and EIR, an outreach and community involvement process engaging residents of Three Rivers, Springville, Balch Park, Badger Hill, Lemon Cove and Exeter amongst others, be conducted as part of the planning process.
10. That as a first step in the planning process, a Memorandum of Understanding between the applicants and RMA shall be prepared and executed by representatives of both parties detailing the work program, deliverables, responsibilities, anticipated timeline and other procedural issues.

SUMMARY:

On September 13, 2005, the Tulare County Resource Management Agency received a request from the J.G. Boswell Company and the Eastlake Company, to initiate the formal process to amend the Tulare County General Plan, including the Foothill Growth Management Plan (FGMP), to change the land use designation for the 36,000 acre Yokohl Ranch property from 'Extensive Agriculture' to 'Planned Community Area'. A recommended process for the General Plan amendment (GPA) and future entitlement process have been proposed by the applicants.

The complete Yokohl Ranch GPI application package submitted in September was distributed to Board members upon receipt at RMA. A copy of the application letter is attached (Exhibit A). A second letter was submitted to RMA on December 27, 2005 (Exhibit B), verifying expectations for processing of the GPA pursuant to RMA's December 13, 2005 presentation outlining the framework with which staff will evaluate large-scale development proposals.

Yokohl Ranch is located about 15 miles east of Visalia, centrally positioned east of Exeter, northeast of Lindsay, south of Lake Kaweah and west of Sequoia National Park. Access to the property is via Yokohl Drive off Highway 198, or via Balch Park Road off Highway 190. The site is east of the Kaweah River and Round Valley Development Corridors, designated in the FGMP (Exhibit C).

According to the applicants, the proposed amendment will result in master planned communities that balance the needs for housing, neighborhood commercial uses, recreation, ranching operations and open space. As such, 40% (14,400 acres) of the ranch is proposed for development with 60% (21,600 acres) of the property to remain as untouched open space and ranchlands. The developed portions of the ranch will include the Village of Yokohl Ranch, an active adult community accessible to Yokohl Drive; and a Ranch Resort Lodge Enclave located in the northern reaches of the site, approximately four miles south of Lake Kaweah.

In summary, the applicants have indicated that the amendment is intended to:

- Anticipate and manage the increasing demands associated with Tulare County's current and future unprecedented population growth over the next two decades;
- Maintain Tulare County's proud and essential rural heritage through land use plans that place some development in the foothills on low quality agricultural lands, thereby redirecting growth away from prime agricultural areas on the valley floor; and
- Assist the County in protecting the local quality of life and retaining the character of neighboring communities while conserving natural resources and preserving habitat and open space.

Greater detail is provided in the submitted Yokohl Ranch GPI application package describing: the J.G. Boswell/Eastlake association and past projects; the conceptual approach to development, including four guiding principles; character, amenities and infrastructure envisioned for the proposed development; ongoing consultation processes; the proposed amendment process; a discussion of applicable General Plan policies; key issues that will need to be addressed; and a list of firms and individuals who contributed to development of the concept plan.

POLICY REVIEW AND PROCESS REQUIREMENTS

Description of the Applicant's Requested Planning and Entitlement Framework

In total, planning and implementation for the Yokohl Ranch project is anticipated to continue for 20 to 30 years. To facilitate a manageable long-term strategy, use of phased planning and tiered environmental review is proposed, beginning with generalized approvals, followed by more site-specific plan approvals as development phases near implementation. Steps 1 through 3, as follows, would complete the General Plan amendment. Steps 4 & 5 are subsequent steps towards entitlements that would occur after the General Plan amendment.

1. *Add a "Planned Community Zone" to the Zoning Ordinance.*

The purpose of the Planned Community (PC) Zone is to allow for establishment of a boundary (Planned Community Area), with a suitable implementing Zone District (Planned Community) that will 'blanket zone' the property as an overlay district to allow for long term, flexible planning for such a large scale project where the land is under single ownership. Twelve California cities have adopted such ordinances, which are currently being acquired by staff. The PC Zone will legally define the project area on the Zoning Map and describe the desired type and distribution of land uses as well as establish at a minimum: requirements for filing of the General Development Plan (GDP) and Specific Plans; parameters for the development to proceed to subsequent stages of planning; and conditions and processes for considering amendments to the adopted ordinance.

2. *Amend the Tulare County General Plan and Foothill Growth Management Plan to designate Yokohl Ranch as Planned Community Area.*

A Planned Community Area boundary and the type and distribution of land uses will be established in the General Plan's Foothill Growth Management Plan for the 36,000-acre ranch property as the study area for the planning effort. This is comparable to enactment of a development corridor line as provided in the FGMP, but represents a different approach.

3. *Rezone the property to Planned Community Zone.*

The subject property would then be rezoned to Planned Community Zone to allow for a variety of land uses as established by a General Development Plan, under conditions outlined in the description of the Zone District.

4. *Adopt a General Development Plan for the site. This GDP would establish land use designations and define, in broad terms, the type and intensity of development permitted within each designation. Each GDP would contain smaller specific planning areas.*

The GDP is the equivalent of a Master Plan to be prepared for the site. The GDP is the pre-planning stage where general use and development standards are set.

5. *Adopt a Specific Plan for one or more of the specific planning areas in the GDP.*

These Specific Plans will contain detailed land use designations and development standards.

General Plan Consistency Review

The scale of the proposed development necessitates discussion of a range of applicable County policies, deriving from Tulare County Policy and Procedures, the Tulare County General Plan including the Foothill Growth Management Plan, and a discussion of the policy direction provided by your Board during the General Plan 2030 Update process.

Tulare County Policy & Procedures Manual

Policy 391 (1983 as amended)

Policy 391 describes the process the Board of Supervisors would follow when considering a request to initiate an amendment to the General Plan. This policy states,

“In deciding whether or not to initiate the amendment, the Board shall, among other considerations, give consideration as to the public need or necessity of the proposed amendment, and whether the proposed amendment would further the goals, objectives and policies of the General Plan and not obstruct their attainment.”

As such, this section of the staff report focuses on key County policies and makes recommendations to ensure consistency between the requested planning and entitlement framework described above, and County policies.

Tulare County General Plan Policy Summary (1985)

Policy ILU.A.3

Current policy relating to large scale General Plan amendments can be found in Policy ILU.A.3., which states,

“The development of new communities should be discouraged, at least to the extent that haphazard attempts at community development away from established urban centers should be discouraged. However, should circumstances appear to justify development of a “planned” community

with its own complex of residential, commercial, industrial, public use areas and related facilities, it would have to be judged on its individual merits and functions as it would affect the area as a whole and other policies and proposals of the General Plan.”

Historically, the Yokohl Valley was inhabited by Native American Indians. More recently, the Community of Yokohl once existed on Yokohl Drive near Highway 198 where today, one can view the remains of a few houses and the Yokohl School site. When gold was discovered in the Coso Range on the east side of Owens Valley, there was a need for a short route to the supply town of Visalia. John Jordan, who had settled in the lower Yokohl Valley in 1861, petitioned the Tulare County Board of Supervisors for the right to build a toll trail across the Sierra. This trail became Yokohl Drive. The Yokohl Ranch property was acquired by the J.G. Boswell Company in stages during the mid 1960’s and 1970’s and has been operated as a cattle ranching operation. The applicant’s proposal and staff recommended conditions of approval would establish processes to systematically plan for and convert appropriate portions of the ranch property into complete communities and a recreational resort with attendant infrastructure and facilities, to be constructed, managed and maintained through mechanisms to be established during the planning process.

There is no doubt that Tulare County, like the rest of the San Joaquin Valley, is experiencing extraordinary pressure for new housing. General Plan Update population projections anticipate about 630,000 people County wide in 2030, a growth of about 262,000 people in 25 years. If 25 percent of that future growth goes to the unincorporated County, there would be 65,500 new residents added. Using the County’s median household size of 3.3 (Census 2000), this translates into a need for 19,848 new housing units.

All preliminary subdivision maps over 40 units under review at RMA would, if approved, provide 2,208 housing units. Earlimart, contingent upon approval of a General Plan amendment and infrastructure funding, could see 1,500 - 2,000 new units within ten years. If land availability is the only factor considered, at current Earlimart densities an estimated 7,500 homes could be built within the GPA study area boundary over the next 25 years. However, there are many other factors that might affect the timing and likelihood of such development including the need for project approvals; limited infrastructure capacity; Williamson Act contracts; and private landowner interests, among other issues.

Therefore, at best, short and long term projects currently in the works could meet a maximum of 50% of the County housing need, contingent upon there being no barriers to development. Systematic long range planning and phased implementation of the Yokohl project would help the County to meet its projected housing needs through 2030.

Policy 1LU.A.5

Tulare County has long worked to sustain and enhance the enormous economic contribution derived from its fertile delta soils. Policy 1LU.A.5 requires that,

“Weight should be given to agricultural land quality and productivity in determining areas of expansion. Special emphasis should be given to the preservation of Class I soils and lands which are capable of producing high value specialty crops by encouraging urban extensions into less productive areas where such opportunities are present.”

The agricultural soils map of Tulare County (Exhibit D) shows concentrations of Class I soils in the alluvial fans of the Kaweah, Tule and White Rivers. The Foothill Growth Management Plan was prepared consistent with Board direction, “to preserve the prime agricultural lands of the Valley” and outlines the objectives, policies and standards for achieving this. Contemplating an amendment to the FGMP for Yokohl Ranch would be consistent with the stated intent of Policy 1LU.A.5.

Additional Policies

Pages 19 through 24 of the applicant’s submission delve in great detail into additional pertinent policies of the Tulare County General Plan including policies relating to: recreation and economic development; water and services; public safety; scenic highways; environmental resources; housing; and transportation. These issues will need to be addressed in detail at the GPA stage.

General Plan 2030 Update

The General Plan 2030 workshop conducted on October 4, 2005 by General Plan consultants Mintier & Associates included the possibility of new towns in the matrix used to describe and discuss preferred strategies in four thematic areas, for achieving the identified values and goals of your Board. Though not yet adopted as Board policy, directives for drafting of General Plan policy emphasize your Board’s value that growth in Tulare County will pay its own way providing sustainable, high quality infrastructure and services. Key strategies to ensure attainment of this value, relevant to the GPI stage of the application include:

- Prepare and adopt criteria/parameters for the location of new communities to address fiscal, infrastructure, economic stability, and natural resource conservation.
- Create/identify sources of economic stability for new town populations; and
- Reevaluate revenue sharing with cities and evaluate revenue sharing with new towns.

Fiscal issues will be addressed in the Preliminary Financing Plan. Infrastructure provision will be addressed by preparation of an Infrastructure Master Plan. Natural resources conservation will be addressed during the planning process.

Foothill Growth Management Plan (1981)

The Land Use Element that is applicable to the subject site is the Foothill Growth Management Plan. This plan formulates land use policy for future development activity in the foothill region and provides the necessary tools to direct growth in an orderly manner off the San Joaquin Valley floor onto the lower class grazing lands. As an element of the Tulare County General Plan, all future development decisions, as required by State law, must be consistent with the objectives, policies and standards of the FGMP. The plan establishes development corridors and a circulation system, as well as goals, policies and development standards pertinent to the development corridors.

The FGMP presents five criteria, all of which must be met for designation of development corridors within the Tulare County foothills, spelled out as follows:

1. The property has reasonable access to a publicly maintained road or highway (within one mile);
2. The property is within a reasonable response time (15 minute attack time) of a Tulare County fire station;
3. The property has a slope of less than 30%;
4. The property is held in private ownership; and
5. The property does not contain any unique physical, biological, archaeological or land use factors, which if included in a development corridor, would be inconsistent with certain policies of the FGMP.

The FGMP acknowledges that new foothill development opportunities are possible:

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

The ranch property slightly overlaps the existing Kaweah River and Round Valley Development Corridors. The applicants have expressed a willingness to ensure that these criteria are satisfied in the locations of any proposed development. Therefore, it is reasonable to contemplate extensions to these corridors in areas where all five criteria can be met.

The Planned Development Foothill (PDF) Zone District is used in conjunction with the FGMP policies to determine the location and intensity of various permitted uses in the development corridors. Certain uses, however, are precluded from locating in the PDF Zone. For example, it is the policy of the FGMP to strengthen the community identity of Springville, Lemon Cove and Three Rivers; and therefore new retail commercial is encouraged within rather than outside these communities. The applicants are requesting relief from strict application of the FGMP as it relates to the requirement to blanket zone appropriate development sites with the Planned Development Foothill (PDF) Zone District in favor of a Planned Community (PC) Zone, in order to allow greater planning flexibility to build mixed-use communities.

The intent of the proposed Planned Community Zone is to provide such flexibility for development of the Yokohl Ranch project. Drafting of this ordinance will provide the opportunity to spell out the County expectations from the developer relating to the approach and anticipated results from the proposed development. As such, the Ordinance will need to be carefully crafted to ensure that the County, the applicants and the citizens of Tulare County derive ongoing benefit from its approval. Condition 1 addresses preparation of this Ordinance.

Development within the PC Zone would be permitted in locations where the five criteria established within the FGMP for designating development corridor extensions are met. The PC Zone shall specify strict adherence to the goals and policies outlined in the FGMP. However, relief from strict application of the FGMP will be provided from use of the development standards other than as guidelines, where it can be demonstrated and agreed at staff review level that alternative proposals are demonstrably superior in achieving the goals and policies of the FGMP and Tulare County General Plan, than practices outlined within the FGMP. Finally, flexibility in implementation of the FGMP shall be in accordance with agreed upon processes through to entitlements, to be defined during the planning stage.

Infrastructure Master Plan

As the Yokohl Ranch is a relatively remote green field site, there will be a need for every type of infrastructure and service to be extended to or provided at the development sites. The orchestration of this undertaking is enormous with implications to a large number of State, local and private agencies. A Preliminary Financing Plan will be required to be submitted as part of the General Plan amendment application. This plan shall also address the fiscal ramifications of the project including creating sources of economic stability for new town populations. An Infrastructure Master Plan appropriately detailed to reflect the desired type and distribution of land uses requested in the General Plan amendment will be required. Because there is no existing community, this strategy will be needed to provide assurances that the necessary infrastructure and facilities will be available in a coordinated manner to serve the development at no costs to the County. Condition 2 addresses this issue.

Environmental Review

A Program EIR would best suit the tiered planning structure proposed by the applicants. Environmental review for the project will take place at the General Plan amendment and General Development Plan stages, and for each of the phased Specific Plans, as they are prepared. With this tiered and phased process, it is anticipated that there may be both planning and approved construction projects in the works during any given time period. As lead agency for the project under CEQA, it is important that preparation of the Program EIR for the General Plan amendment be managed by the Resource Management Agency. Eastlake's December 27, 2005 letter concurs that the County should contract with qualified consultants for the preparation of the required environmental documents

and indicates their willingness to enter into the necessary agreements to fully fund its preparation. The applicants have already prepared an Initial Study that will be provided to the County as part of the GPI application and have requested that the County contract with an EIR consultant at a very early stage of the process. Conditions 3 & 4 address these issues.

Consultants, Staffing and Financial Assurances

Many professional firms have participated with The J.G Boswell Company and the Eastlake Company in the preparation of the submitted application. It is unknown which firms the applicants wish to retain to help them prepare the General Plan amendment and Infrastructure Master Plan. Due to the many issues needing to be addressed and the many specialty areas of expertise that will be called upon, it is appropriate for the applicants to continue contracting with firms of their choice in order to prepare the necessary General Plan amendment to submit to the Resource Management Agency for review and coordinated planning. Condition 5 addresses this issue.

One exception for preparation of the General Plan amendment reflects the requirement of SB 18, Traditional Tribal Cultural Places (Burton) and implementing Tribal Consultation Guidelines (2005), that only the local jurisdiction initiate and conduct required consultation regarding the locations of culturally significant places, features and objects. Condition 6 addresses this issue.

Also, the Company's letter indicates that they "...are prepared to enter the agreements necessary to reimburse the County for all costs associated with processing the Yokohl Ranch [General Plan amendment]". Verbally the applicants have acknowledged that this includes guaranteed reimbursement for staff time expended (including but not limited to planning, community redevelopment, engineering, design and finance) to help prepare the amendment documents. Amendment documents include the above noted Planned Community Zone Ordinance, General Plan amendment, Infrastructure Master Plan, EIR, and any other agreements, or deliverables to be produced during the General Plan amendment process.

Staff time shall be billed in accordance with established RMA procedures, details of which will be outlined in a Reimbursement Agreement that will establish a Planning Trust Fund to be drawn down over the life of the project, and replenished upon 50% depletion, as tracked by the Project Manager. The recommended initial deposit into the Planning Trust Fund will be based on a percentage (30%) of the sum of the consultant's preparation costs for the EIR costs plus 30% of the estimated in-house costs at established fees (currently \$95.00/hr.). By tying the costs of the staff work to the consultants work and estimated staff time versus requesting an arbitrary lump sum down payment, adequate funds will consistently be ensured to reimburse staff time.

County policy establishing fee structures, specifically for preparation of environmental documents is addressed in RMA Planning Policy and Procedures Manual Policy 300 Section 110 (1972). Condition 7 addresses this issue.

Outside Agency Referrals

Of the 32 agencies receiving a referral letter describing the proposed project, comments were received from the Department of Transportation, Tulare County Association of Governments, San Joaquin Valley Air Pollution Control District, Kaweah Delta Water Conservation District, Delta Vector Control District, Woodlake Union High School District, Three Rivers Union School District, Tulare County Airport Land Use Commission, Tulare County Deputy Fire Marshal (Exhibit E). Comments from the referral agencies were all very general in nature. Those issues relevant and needing to be addressed at this early pre-application stage are highlighted. Once the General Plan amendment is filed, a formal environmental review consultation will be sent to all interested agencies. Additionally, it is recommended that all agencies involved in infrastructure or services provision to Yokohl Ranch will be invited to participate on an Intergovernmental Coordinating Committee to the project, as well as one on one consultation. Condition 8 addresses this issue.

The California Department of Transportation anticipates that project generated trips could have significant impacts to the SR 198/ Avenue 296 (Yokohl Drive) and SR 190/Avenue 296 intersections, as well as the Yokohl Creek Br. No. 46-25. As such a Traffic Impact Study (TIS) is needed to assess the project related impacts to the State Highway system and determine appropriate mitigation measures. Caltrans has recommended that Caltrans Guidelines be used in preparation of the TIS and has requested an opportunity to review the scope of services. They recommend that the County of Tulare consider a Development Impact Fee Program to secure funding for a Yokohl zone of benefit for the future improvements to local and State facilities necessitated by the accumulated impacts of the development.

The Tulare County Association of Governments has offered policy guidelines for integrated land use and transportation planning that minimizes vehicle miles traveled, to ensure that air quality objectives are met.

Of the five school districts with boundaries that cross the ranch property, two districts: Woodlake Union High School District and Three Rivers School District responded with an interest in further discussion.

Further recommendations from the referral agencies can be addressed during drafting of the Memorandum of Understanding and planning process.

Additional Issues

Besides the key infrastructure and resource issues noted above there will be a number of challenges that will require thoughtful strategies to resolve. A partial list of issues to be addressed includes:

- A limited supply of water in this area will need to be addressed by the importation of water. A strategy for water supply, delivery, storage and

maintenance will be needed. Ultimately this will require formation of a Special District or Assessment District.

- Much of the ranch is under Williamson Act contract. Notices of Non-Renewal were filed for a total of 9,178 acres, with the 10 year timeline starting January 1, 2006 (Exhibit F).
- Native American Tribes long ago lived in the Yokohl Valley. SB 18 requires that local governments offer to consult with affected Tribes at an early stage of any General Plan amendment initiated after March 1, 2005.
- A guaranteed supply of aggregate for continuous phased construction will be needed. It is possible that such a source could be identified on the property, capable of providing an amount of aggregate equivalent to the projected demand for all phases of construction. A permit under SMARA would be needed.
- Staff have held discussions with adjacent landowners about the potential for development of their properties along with Yokohl Ranch, though no application has been filed.

Recommendations for Additional Project Coordination and Community Outreach

In addition to the Intergovernmental Coordination Committee recommended in Condition 8, the in-house Project Manager would be responsible for coordinating the various RMA Divisions having a role in facilities and services provision. As well as one on one communications with staff of the various Divisions, an In-House Technical Advisory Committee will be formed to meet on a regularly scheduled ongoing basis to dissect the project and discuss any concerns, oversights, alternatives or new projects that are relevant to the plans being developed. The in-house committee should consist of designated staff from offices including but not limited to: LAFCo; TCAG; Engineering; Transportation; Design; Flood Control; Parks; Countywide Planning; Community Redevelopment; Project Review; County Counsel; Solid Waste; Environmental Health; and at later stages the Building and Permitting Divisions. The assistance of RMA staff will be needed to draft required ordinances, policies, and review technical documents to ensure that project implementation will run smoothly and meet the County goals and objectives for growth.

Insight garnered through community participation or lack thereof can often affect project outcomes in a dramatic way. In the case of a project as large as the Yokohl Ranch project, implications to other Tulare County communities and businesses could be widespread. As such, the applicants have indicated a desire to continue with public outreach as part of the planning process. Such consultation should ensure that all affected County residents, particularly those living in Three Rivers, Springville, Balch Park, Badger Hill, Lemon Cove and Exeter, have an understanding of the process underway and have opportunities at various stages of the project to share their own ideas and vision for the project. This issue is addressed as Condition 9.

List of Documentation Required for GPA Application

Documentation required to be submitted as part of the General Plan amendment application, as described above, has been addressed as recommended conditions of approval to file.

Preliminary Work Program and Project Schedule (Memorandum of Understanding)

As a first step in the planning process, a detailed work program and project schedule will be prepared by the applicants in coordination with County staff. The work program and schedule will constitute a Memorandum of Understanding between the applicants and RMA and be signed by the authorized representatives of the applicant and RMA Director or his designee indicating that there is a common understanding and establishing expectations for a productive private/public partnership. Condition 10 addresses this issue. A preliminary work program and project schedule is provided for discussion purposes (Exhibit G).

FINANCING:

All staff costs to Tulare County associated with the processing of the General Plan amendment will be fully reimbursed by the project applicants as described in this report. It is very difficult to determine the planning costs for such a large project but it is anticipated that preparation of the General Plan amendment, Infrastructure Master Plan and EIR will be a minimum of \$500,000 up to one million dollars.

Should an amendment to the General Plan be approved by the Board, additional steps are necessary to complete planning and entitlements, including preparation of a General Development Plan and Specific Plans. These costs are not estimated; however the applicants would have the option to file for Specific Plans before the GDP is completed in order to expedite the entitlement process.

ALTERNATIVES:

1. Your Board may choose to delete or modify any of the proposed Conditions 1 through 10.
2. Your Board may choose to add conditions needing to be addressed during the filing of the General Plan amendment or during the GPA process.
3. Your Board may choose to put the project on hold until the 2030 General Plan Update is complete.
4. Your Board may deny the applicants request to initiate a General Plan amendment.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES: General Plan amendments will involve many of the County's Departments to varying degrees.

SIGNATURE REQUIREMENTS: None.

ADMINISTRATIVE SIGN OFF:

RESOURCE MANAGEMENT AGENCY

George Finney, Assistant Director

Henry Hash, Director

Submittal Date: January 25, 2006

Exhibits: Exhibit A – Application Letter September 12, 2005
Exhibit B – Yokohl Ranch Processing Letter December 27, 2005
Exhibit C – Property Location in Relation to FGMP Development Corridors
Exhibit D – Location of Class I, II and III Soils in Tulare County
Exhibit E – Referral Letters from Outside Agencies
Exhibit F – Williamson Act Lands
Exhibit G – Preliminary Work Program and Project Schedule