

CITY OF VISALIA

September 26, 1994

TO: Visalia Planning Commission  
FROM: John Dutton, City Engineer  
SUBJECT: Storm Water Master Plan Update and Master Plan Update Draft EIR

**GENERAL INFORMATION**

1. Applicant: City of Visalia
2. Requested Action:
  - a) Open the Public Hearing to receive testimony on the Master Plan and Draft EIR
  - b) Close the Public Hearing
  - c) Discussion of the Master Plan and Draft EIR

Note: Staff will request that the Commission recommend (to the City Council) adoption of the Master Plan and certification of the EIR on 10-10-94.
3. Environmental Review: Storm Water Master Plan Update Draft EIR  
SCH No. 93012010

**BACKGROUND INFORMATION**

**1.0 PROJECT DESCRIPTION**

The City of Visalia Engineering Division recently completed an update of the City's Storm Water Master Plan and a Draft EIR for the implementation of the updated Master Plan.

In the interest of facilitating the implementation of the updated Master Plan and updating the Land Use Element Map, staff also is proposing an amendment to the City's General Plan. The Master Plan, General Plan Amendment, and Draft EIR are discussed below.

**Storm Water Master Plan Update**

The City's initial Storm Drain Master Plan, which was adopted in 1987, encompassed approximately 16,000 acres of planning area, including 4,500 acres of undeveloped land that was designated for development. However, with the 1991 update of the City's Land Use Element (LUE) and a significant expansion of Visalia's development boundaries, staff felt it would be prudent to update the 1987 Master Plan (in accordance with the policies of the updated LUE) in order to identify the improvements that will be needed to serve the planned land uses of the updated LUE. The updated Master Plan encompasses approximately 36,000 acres of land within the 2020 Urban Development Boundary (UDB).

## Methodology

The updated Master Plan divided the area within the 2020 UDB into eight drainage basins that include the five basins that were established for the 1987 Master Plan and three new basins for areas outside of the 1987 Plan. An evaluation of the runoff that the planned land uses within each drainage basin will generate was performed with U.S. Army Corps of Engineers HEC-1 models. The HEC-1 models that were developed for the 1987 Master Plan were expanded to include land within the 2020 UDB that was not modeled previously and models were developed for the new drainage basins. The runoff evaluation considered design storm events of varying duration and frequency.

## Storm Water Management Alternatives

The updated Master Plan considered two major storm water management alternatives. These alternatives consisted of; 1) detaining runoff in storage basins to reduce peak discharges into conveyance channels; and 2) discharging runoff directly into channels and conveying it downstream. The detention alternative is attractive when conveyance channels have limited capacity and channel improvements are not practical. The major disadvantages are the relatively high land acquisition and basin excavation costs. There also can be safety and aesthetic concerns with storage basins in urban areas.

The conveyance alternative is attractive when channels can be improved if additional capacity is required. The major advantage of this alternative is that it typically is less expensive than the storage alternative. Channel improvements include widening, lining (with concrete), and partial lining. This alternative is considered unpractical if right-of-way is not available to accommodate needed improvements or if the improvements would effect sensitive riparian habitat.

## Recommended Improvements

The Master Plan recommends a combination of "in-town" storage basins, channel widening, and pipelines to serve the planned land uses of the updated LUE. The Plan also recommends the use of downstream "terminal" basins for the ultimate disposal of the City's storm water. These improvements are described below.

### **"In-Town" Storage Basins**

The updated Master Plan recommends constructing 13 new storm water storage basins within the City's 2020 UDB in addition to utilizing the City's 16 existing basins and two privately owned basins. In the interest of maintaining consistency with the 1987 Master Plan (and LUE), eight of the basins that were recommended in the 1987 Plan have been perpetuated in the updated Plan. While three 1987 Plan basins were not perpetuated in the updated Plan, the updated Plan recommends five new basins that were not recommended in the 1987 Plan.

The capacity of these "in-town" basins generally was established based on the volume of tributary runoff that would be generated by the 10-year/1-day storm event (with 2.09 inches of rainfall). For the purpose of establishing the size and depth of the new basins, it was assumed that they would be developed as dual-use facilities that also would accommodate recreational activities.

The Master Plan recommends that new development in Visalia's industrial park retain their runoff on-site in basins sized for the 10-year, 10-day storm event (with 4.17 inches of rainfall). This recommendation to retain the industrial runoff on-site was based on water quality and flow rate considerations.

### **Pipelines**

The Master Plan recommends a total of approximately 300,000 feet of "collector" pipe ranging in size from 18 to 72 inches (in diameter). The recommended pipeline projects include the large-diameter Goshen Drain pipeline along Goshen Avenue that the City expects to complete by early 1995.

### **Channel Widening**

The Master Plan indicates that specific reaches of four conveyance channels will have to be widened in the future in order to accommodate the design flows that will be generated by the planned land uses of the updated LUE. The three channels that the Plan recommends widening are Modoc Ditch, Mill Creek, Persian Ditch, and Cameron Creek.

### **"Terminal" Basins**

The Master Plan recommends the use of "terminal" basins for the ultimate disposal of the storm water runoff that is discharged into conveyance channels. These basins are designed to have sufficient capacity to accommodate the additional volume of runoff that the planned land uses of the updated LUE will generate during a 50-year/10-day storm event.

The Master Plan recommends using existing basins downstream of Visalia to serve as the City's "terminal" basins. These basins, which typically are owned by private ditch companies or public districts, will be expanded, as necessary, to accommodate the City's runoff. However, Mill Creek does not have an existing "terminal" basin in close proximity to Visalia that can be used by the City to dispose of runoff discharged into the channel. Therefore, the Master Plan recommends the construction of a new Mill Creek "terminal" basin near the City's wastewater treatment plant.

### Estimated Cost of Improvements

The total cost of the proposed Master Plan improvements is \$38.2 million. A breakdown of this total is as follows:

o	Existing Deficiencies	\$5.2 million
o	Industrial Park	\$2.6 million
o	Urban Reserve areas	\$4.6 million
o	Future (non-industrial) Development	<u>\$25.8 million</u>
	Total:	\$38.2 million

The industrial park and existing deficiency improvements are shown as separate cost items because these improvements will be funded separately from the future non-industrial improvements. The improvements for Urban Reserve areas, which are undesignated areas outside of the 2010 UDB, are shown as a separate cost item because they will not be funded at this time.

## Funding

The Master Plan improvements will be funded with a combination of developer impact fees and an increase in the city-wide monthly utility rates. At an April 18, 1994, Study Session, the City Council endorsed a scenario in which 75% of the improvement costs would be funded with impact fees and the remaining 25% of the costs would be funded with a monthly rate increase.

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## **General Plan Amendment**

Staff is proposing a General Plan Amendment (GPA) that is intended to facilitate implementation of the updated Master Plan and update the LUE Map (with respect to existing storm drainage facilities). The proposed GPA consists of the following four components:

- 1) Establish three new land use categories: "Park-Basin" (under the "Open Space" designation), "Water Storage Basin" (under the "Community Facilities" designation), and "Storm Water Basin" (under the Community Facilities designation).

The "Park-Basin" designation will be applied to existing storm water storage sites with an established or planned park use. The "Water Storage Basin" designation will be applied to existing basins that are used strictly for water storage purposes with no planned park uses.

The "Storm Water Basin" designation will be used to identify future planned storm water storage facilities. The GPA also will establish criteria for locating future storm water facilities.

- 2) Re-designate seven (7) existing park/pond sites (that currently are designated for "Conservation" uses) for "Park-Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the sites.
- 3) Re-designate one (1) existing storm water basin (that currently is designated for "Conservation" uses) for "Water Storage Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site.
- 4) Add "Storm Water Basins" symbols to the Land Use Element Map to represent the generalized location of future planned storm water facilities.

It should be noted that the proposed GPA is considered a "stand-alone" project and not part of the Master Plan project. Therefore, the Planning Commission's consideration of the GPA is independent of the requested recommendation to adopt the updated Master Plan and certify the Master Plan EIR. A separate staff report has been prepared for the proposed GPA.

It should be noted that the proposed GPA does not include one of the components identified in the Draft EIR: the re-designation of eleven undeveloped basin sites that currently are designated for "Conservation" uses. Staff has decided to not include these proposed re-designations with the final round of 1994 General Plan amendments. They will be evaluated further and processed in 1995.

## DRAFT EIR

Because the adoption of a master plan is considered a "project" that is subject to the requirements of CEQA, the City elected to prepare an EIR for the updated Storm Water Master Plan. This EIR also addresses the environmental issues associated with the proposed GPA.

As discussed below, the Draft EIR was completed and a standard 45-day public review period was provided for the document. However, the review period has been extended for one local agency. The Final EIR, which will include Draft EIR comments received by the City and the City responses to the comments, will be completed following the close of the extended review period.

### Potentially Significant Impacts

The Draft EIR identifies and evaluates the potential environmental impacts that are directly attributable to the adoption and implementation of the updated Master Plan and the proposed GPA. For the purpose of preparing the Draft EIR, the potential cumulative impacts associated with the development of the planned land uses of the updated LUE were considered to be "indirect" impacts of the Master Plan. Because the LUE Update EIR, which serves as a "tiered" EIR for future development projects, adequately evaluates the cumulative impacts of the updated LUE, material from the LUE Update EIR is referenced in the Master Plan Update Draft EIR.

The Draft EIR identifies five potentially significant impacts that are directly attributable to the implementation of the updated Master Plan:

- (1) Deterioration of air quality due to generation of dust during construction of improvements;
- (2) Accumulation of storm water runoff contaminants in storage basin soils;
- (3) Increased channel "seepage" losses during the irrigation season;
- (4) Disturbance of potential kit fox habitat; and
- (5) Disturbance of valley oak trees and other riparian habitat.

However, the Draft EIR concludes that these potential impacts will be reduced to a level of insignificance with the implementation of the following recommended mitigation measures:

Potential Impact: Deterioration of air quality during construction of improvements

Mitigation: The City shall implement the dust suppression measures recommended by the San Joaquin Valley Unified Air Pollution Control District (see Section 3.4.3 of the Draft EIR).

Potential Impact: Accumulation of storm water runoff contaminants

Mitigation: The City shall establish a program to monitor the bottom soils in storm water basins to determine if unacceptable concentrations of contaminants are accumulating at the bottom of the basins. As necessary, the bottom soils shall be removed and disposed of in an environmentally sound manner. The recommended monitoring program shall be established and implemented within 12 months of the City's submittal of an application for coverage under the State's General Permit for municipal storm water discharges.

Potential Impact: Increased channel "seepage" losses

Mitigation: As mitigation for the expected increase in water losses in Modoc Ditch and Persian Ditch during the irrigation season, the City shall compensate the ditch companies in accordance with the terms of the recent agreements between the City and the ditch companies.

Potential Impact: Disturbance of potential kit fox habitat

Mitigation: The City shall conduct pre-construction biological surveys at the site of the proposed new Mill Creek basin and the sites of the existing basins that the Master Plan recommends expanding. If the survey results indicate that the sites provide habitat for kit fox or other sensitive species, the City shall consult with the Department of Fish and Game to develop plans to construct/expand the basins without adversely affecting the animals.

Potential Impact: Disturbance of valley oak trees and riparian habitat

Mitigation: The City shall conduct pre-construction biological surveys of the channel segments that the City intends to widen. Based on information obtained during the surveys, the City shall develop widening plans that accommodate mature oak trees to the greatest possible extent and reduce the impact to other significant habitat.

Prior to commencing construction, the City shall notify DFG of its intention to widen the channels and apply, as necessary, for a Stream Restoration Permit. During construction, the City shall comply with the measures identified in the Permit.

In the event that any oak trees are removed or severely damaged during the widening of the channels (or any other actions related to the implementation of the proposed Master Plan), the City should plant and maintain a minimum of three oak trees as mitigation for each tree that is removed or damaged.

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The Draft EIR also identifies the cumulative impacts that are attributable to the development of the planned land uses of the updated LUE. The LUE Update EIR indicates that while many of these cumulative impacts can be mitigated to a level of insignificance, some cannot be fully mitigated. As mentioned above, these cumulative impacts were considered "indirect" impacts of the updated Master Plan.

### Public Review

The City of Visalia, in compliance with the California Environmental Quality Act (CEQA), provided a 45-day review period for the Draft EIR. At the commencement of the public review period on August 1, 1994, copies of the document were transmitted to the State Clearinghouse (for distribution to State agencies), a number of local and regional public agencies that potentially have an interest in the project, and the water districts and ditch companies that operate facilities in the Visalia area. Copies also were transmitted to the City's Park and Recreation Commission and the Beautification Committee.

The normal public review period ended on September 16, 1994 and written comments were received from the following organizations:

- 1) Caltrans,
- 2) City of Visalia Planning staff,
- 3) San Joaquin Valley Unified Air Pollution Control District,
- 4) Visalia Park and Recreation Commission, and
- 5) State Department of Water Resources.

It should be noted that because the Tulare County Planning and Development Department was not able to complete their review of the Draft EIR by the close of the public review period, the City has extended their review period to September 30, 1994. Oral comments on the Draft EIR at the scheduled public hearing will be included with the written comments received by the City.

### Final EIR

The Final EIR will be completed following the close of the extended review period. It will identify revisions to the Draft EIR that staff believe should be made. The Final EIR also will include the written comments received by the City during the review period and oral comments at the public hearing, along with the City's responses to these comments. The final mitigation measures the City will be expected to implement and a mitigation monitoring program also will be contained in the Final EIR.

### Applications

The updated Master Plan EIR is expected to serve as a "tiered" EIR for the environmental documents that will be prepared for the installation of future Master Plan improvements. This document, as the first "tier", provides a general evaluation of the impacts that are directly attributable to the installation of the Master Plan improvements. Subsequent second "tier" environmental documents for future improvement projects will address project-specific issues that were not adequately addressed in the Master Plan EIR.

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## **2.0 RELATED PLANS AND POLICIES**

### Land Use Element

Policy 5.1.11 of the updated LUE states "Revise and amend the existing Storm Drainage Master Plan to ensure compatibility with the Land Use Element". In accordance with this policy, the Master Plan identifies the drainage system improvements that are needed to serve the planned land uses of the updated LUE.

The updated LUE also designates specific areas for "Conservation" uses. Many of these "Conservation" designations were assigned to reserve sites for storm water basins that had been recommended in the 1987 Master Plan. In the interest of maintaining consistency with the LUE, the updated Master Plan perpetuates many of the (currently undeveloped) basins that were recommended in the 1987 Master Plan.

## Conservation, Open Space, Recreation, and Parks Element

The City's COSRP Element identified most of the basin sites recommended in the 1987 Master Plan as future park sites. Because the updated Master Plan perpetuates basins that were recommended in the 1987 Master Plan, many of the proposed "in-town" basins are at or near future park sites identified in the COSRP Element.

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## STAFF EVALUATION

### 1. Evaluation

Staff supports the adoption of the proposed update of the City's 1987 Storm Water Master Plan because it identifies the improvements that are needed to serve the planned land uses of the updated LUE. With the update of the LUE and a significant expansion of Visalia's development boundaries, staff believed it was prudent to identify the improvements that will be needed to serve the planned land uses.

With funding for the improvements expected from a combination of developer impact fees and an increase in the city-wide monthly utility rates, staff feels that implementation of the Master Plan should not create significant budgetary problems for the City.

### 2. Environmental Review

As discussed above, the Draft EIR for the adoption and implementation of the updated Storm Water Master Plan (and the proposed GPA) has been completed. This document identified five potentially significant impacts that are directly attributable to the "project" (see background discussion). However, with implementation of the recommended mitigation measures, these impacts can be reduced to a level of insignificance. The cumulative impacts associated with the development of the planned land uses of the updated LUE, which are considered "indirect" impacts of the Master Plan, are adequately addressed in the LUE Update EIR. Because the LUE Update EIR concluded that some of the updated LUE cumulative impacts cannot be mitigated to a level of insignificance a "Statement of Overriding Considerations" was adopted with that document.

At the close of the standard 45-day public review period, the City had received written comments on the Draft EIR from five public agencies. However, the review period for the Tulare County Planning and Development Department was extended to September 30, 1994. Following the close of the extended review period, the Final EIR will be completed.

Staff intends to submit the Final EIR to the Planning Commission at the October 10, 1994, meeting. At that time, staff will request that the Commission recommend that the City Council adopt the updated Storm Water Master Plan and certify the EIR.

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## STAFF RECOMMENDATION AND FINDINGS

Note: As discussed above, staff intends to request that the Planning Commission take action on the updated Master Plan and the associated EIR at the October 10, 1994 meeting. The following recommendation and findings (and the attached resolutions) pertain to those actions. They are presented at this time for your review.



Staff recommends that the Planning Commission forward a recommendation to adopt the updated Storm Water Master Plan and a recommendation to certify the Master Plan Update EIR (SCH No. 93012010) to the City Council based on the following findings:

Resolution No. 94-92 (updated Master Plan)

1. That the updated Storm Water Master Plan is consistent with General Plan Land Use Element.
2. That the updated Master Plan provides a Capital Improvement Program of improvements that will accommodate the development of the planned land uses of the updated LUE through the year 2020.
3. That an EIR (SCH No. 93012010) was prepared for this project, consistent with CEQA, which identified five potentially significant impacts that are directly attributable to the implementation of the updated Master Plan.
4. That with implementation of the recommended mitigation measures, the identified direct impacts can be reduced to a level of insignificance.

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Resolution No. 94-93 (Master Plan Update EIR)

1. That the updated Storm Water Master Plan is consistent with the General Plan Land Use Element.
2. That the Final EIR (SCH No. 93012010) has been prepared for the adoption and implementation of the updated Storm Water Master Plan in compliance with CEQA.
3. That there are five identified potentially significant impacts that are directly attributable to the implementation of the updated Master Plan. These impacts are as follows:
  - a. Deterioration of air quality due to generation of dust during construction of improvements;
  - b. Accumulation of storm water runoff contaminants in storage basin soils;
  - c. Increased channel "seepage" losses during the irrigation season;
  - d. Disturbance of potential kit fox habitat; and
  - e. Disturbance of valley oak trees and other riparian habitat.
4. That these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section \_\_\_ of the Final EIR.
5. That reasonable alternatives and a "no project" alternative to the proposed project were considered in the EIR. The "no project" alternative with a moratorium on development is identified as the environmentally superior alternative. The updated Master Plan and the Alternative Project with an increased use of "in-town" basins were identified as the environmentally superior alternatives among the remaining alternatives.

6. That the cumulative impacts attributable to the development of the planned land uses of the updated LUE are considered "indirect" impacts of the updated Master Plan.
7. These cumulative updated LUE impacts are identified in the LUE Update EIR (SCH No. 90020160), which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated. The potential cumulative updated LUE impacts that cannot be mitigated to a level of insignificance are as follows:
  - a. Loss of approximately 13,000 acres of farm land to the development of urban land uses.
  - b. Creation of conflicts between agricultural activities and adjacent urban land uses.
  - c. Increase in vehicle traffic and congestion.
  - d. Generation of substantial levels of mobile source air pollutant emissions and a corresponding decrease in local air quality.
  - e. Increase in ground water pumping that may contribute to a long-term overdraft condition.
  - f. Loss of habitat for various wildlife species by urban development.
  - g. Increase in ambient noise levels which may affect potentially sensitive land uses.
8. That the adoption and implementation of the updated Storm Water Master Plan will not contribute to any cumulative impacts that were not identified in the LUE Update EIR.
9. That a "Statement of Overriding Considerations" was adopted with City of Visalia Resolution No. 91-105 with the LUE Update EIR for the cumulative updated LUE impacts that cannot be mitigated to a level of insignificance.

Attachments:

Updated Storm Water Master Plan (submitted to Planning Commission prior to 9-21-94 Study Session)  
Storm Water Master Plan Update Draft EIR (submitted to Planning Commission prior to 9-21-94 Study Session)

# CITY OF VISALIA

## STAFF REPORT

TO: VISALIA PLANNING COMMISSION                      DATE:                      SEPTEMBER 26, 1994  
FROM: PLANNING DIVISION                                      PROJECT PLANNER: RANDY BLOOM  
SUBJECT: GENERAL PLAN AMENDMENT NO. 94-31.

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### GENERAL INFORMATION

1. Applicant: City of Visalia.
2. Request: General Plan Amendment No. 94-31 consists of four components:

1. Establish three new land use categories: "Park-Basin" (under the "Open Space" designation), "Water Storage Basin" (under the "Community Facilities" designation), and "Storm Water Basin" (under the Community Facilities designation).

The "Park-Basin" designation will be applied to existing storm water storage sites with an established or planned park use. The "Water Storage Basin" designation will be applied to existing basins that are used strictly for water storage purposes with no planned park uses.

The "Storm Water Basin" designation will be used to identify future planned storm water storage facilities. The GPA also will establish criteria for location future storm water facilities.

2. Re-designate seven (7) existing park/pond sites (that currently are designated for "Conservation" uses) for "Park-Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the sites.

3. Re-designate one (1) existing storm water basin (that currently is designated for "Conservation" uses) for "Water Storage Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site.

4. Add "Storm Water Basins" symbols to the Land Use Element to represent the generalized location of future planned storm water facilities.

7. Environmental Review: Storm Water Master Plan Update Environmental Impact Report (SCH No. 93012010).
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## BACKGROUND EVALUATION

### 1. Description of the Project:

General Plan Amendment No. 94-31 consists of the following components:

A. The first component of this application is to establish three new land use categories to facilitate the implementation of the City's proposed "Storm Water Master Plan Update". The "Park-Basin" designation will be located in Chapter 1: Introduction, under "Open Space". The "Water Storage Basin" and "Storm Water Basin" designation will be located in Chapter 1: Introduction, under "Community Facilities". In addition, it will establish criteria for locating future storm water facilities. These new locational criteria will be listed under Goal No. 5 (PLAN AND DEVELOP AN EFFICIENT PUBLIC FACILITIES AND SERVICES SYSTEM TO SERVE AS A FRAMEWORK FOR ORDERLY URBAN DEVELOPMENT), Implementing Policy No. 5.1.16 of the Land Use Element of the General Plan.

The "Park-Basin" (PB) designation will be applied to existing storm water storage sites with an established or planned park use. An example of this type facility would be Mill Creek Park located at the southeast corner of Lovers Lane and Mill Creek Parkway. This type of facility combines a water storage facility with a usable park space.

The "Water Storage Basin" (WSB) designation will apply to existing basins that are used strictly for water storage purposes with no planned park uses. An example of this type of facility would be the fenced off deep basin area of Ruiz Park located at the Northwest corner of Burke Street and Margalo Avenue.

The "Storm Water Basin" (SWB) designation will be used to identify future planned storm water storage facilities. These future basins may or may not have park facilities associated with the final facility.

The following proposed locational criteria, as called out in the Draft EIR, have been reviewed by staff and have been consolidated down to a policy format. Please see Exhibit "A" as to the final policy locational criteria.

- \* Symbols shall be added to the LUE Map to represent the generalized location of new basins recommended in the Master Plan and future updates of the Master Plan. Each basin symbol generally should be located within the boundaries of the area it is expected to ultimately serve.
- \* The final location of each symbolized basin shall be based on a number of factors, including hydraulic considerations, land costs,

improvement costs, surrounding land uses, property owner cooperation, and the sequencing of development within the service area of the basin. The final location of each planned basin shall be approved by the City Engineer before all viable sites have been developed. As a guideline, the final location of a basin should be determined by the time 30 to 50 percent of the basin's service area has been built-out.

- \* Unplanned basins not symbolized on the LUE Map can be constructed for temporary or permanent use in developing areas regardless of the underlying land use designation provided that the basins will serve as viable alternatives to the recommendations of the Master Plan.
- \* Alternatives shall be developed and maintained in accordance with City Policies and Standards, and not have a significant adverse effect on the environment. The construction of all non-master planned basins shall be subject to the approval of the City Engineer.
- \* Following the construction of a new basin, the approximate boundary of the basin site shall be delineated on the LUE Map and the site designated for either "Park-Basin uses (under the "Open Space" designation) or "Water Storage Basin" uses (under the "Community Facilities" designation). Basins with an established or planned park use will be designated for "Park-Basin" uses, while basins that are used strictly for water storage purposes with no planned park uses will be designated for "Water Storage Basin" uses. The post-construction designation of basins will be done through the General Plan amendment process as part of the City's on-going map update process.
- \* The symbols for unconstructed planned basins shall be removed from the LUE Map if the City Determines in the future that planned basins will not be needed (to serve the planned land uses) based on hydraulic, funding, and land development considerations. The removal of basin symbols from the LUE Map will be done through the General Plan amendment process as part of the City's on-going map update process

B. The second component of this GPA is to re-designate (7) existing park/pond sites from a current designation of "Conservation" to a "Park-Basin" designation. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site. The (7) existing park-ponds are as follows:

Basin Site	Proposed Land Use
Constitution Park	Park-Basin
Linwood Park	Park-Basin
Stonebrook Park	Park-Basin
Edison Park	Park-Basin
Mill Creek Park	Park-Basin
Tulare at McAuliff	Park-Basin
Whitendale at Roeben	Park-Basin

C. The third component is to re-designate the existing Ruiz Park water storage basin area (mentioned earlier in this report) from it's current "Conservation" designation to a "Water Storage Basin" designation.

Basin Site	Proposed Land Use
Ruiz Park annex.	Water storage Basin

D. The fourth component is to add "Storm Water Basins" (SWB) symbols to the Land Use Map to represent the generalized location of future planned storm water facilities. The purpose is to identify the generalized locations of the future planned basins while allowing flexibility at time of development.

2. Related Plans and Policies:

a. General Plan

In 1991 the city adopted an updated Land Use Element (LUE) to its General Plan. The updated LUE established development boundaries for the community (through the year 2020) and the distribution of residential, commercial, industrial, open space, and institutional uses within those boundaries. To ensure that development of the planned land uses are not restricted by infrastructure constraints, the LUE (also referred to as the 2020 Plan) contains a specific policy pertaining to the update of the City's 1987 Storm Drainage Master Plan.

Policy No. 5.1.11 reads as follows:

"Revise and amend the existing Storm Drainage Master Plan to ensure compatibility with the Land Use Element".

In response to this policy, the City has updated the existing Storm Water Master Plan to identify the improvements that will be needed to serve the planned land uses of the updated LUE. The proposed GPA is intended to address the areas that will make the two document more compatible.

3. Related Projects:

This GPA is being processed in conjunction with the City's proposed Storm Water Master Plan and accompanying EIR.

STAFF EVALUATION

1. Evaluation

Staff supports the General Plan Amendment based on consistency with the policies and intent of the General Plan, and based on the premise that the proposed Storm Water Master Plan and accompanying EIR have addressed the 2020

Plan's infrastructure needs.

### Environmental Review

Through the update process of the Storm Water Master Plan and companion General Plan Amendment, the City has prepared an Environmental Impact Report. This document identifies and evaluates the potential environmental impacts that are directly attributable to the adoption and implementation of the GPA and updated Master Plan. For the purpose of preparing the EIR, the potential cumulative impacts associated with the development of the planned land uses of the 2020 Plan were considered to be "indirect" impacts of the Master Plan. The Updated Master Plan EIR is expected to serve as a "tired" EIR to the LUE EIR for future development projects which adequately evaluates the cumulative impacts of the 2020 Plan. Included within the accompanying staff report for the Storm Water Master Plan is a complete discussion as it relates identified mitigation measures.

Staff recommends that the Commission adopt the Storm Water Master Plan EIR and find that there is no evidence before the city that the proposed General Plan Amendment will have any potential for adverse effect of wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code, based on the findings outlined below.

#### 2. Summary

In summary, the proposed GPA is considered a Master Plan implementation action that will establish new land use designations, generalized location of planned basins and criteria for selecting the final location of each basin.

### STAFF RECOMMENDATION & FINDINGS:

Note:

Staff requests that the Planning Commission conduct a public hearing on the three items ( Storm Water Master Plan, accompanying EIR and General Plan Amendment No. 94-31), close the public hearing for Commission Discussion and continue the item until the October 10, 1994 Commission meeting for final action on the above items.

Staff recommends that the Planning Commission approve General Plan Amendment No. 94-31 based on the following findings:

1. That the proposed General Plan Amendment is consistent with the implementing policies of the Land Use Element of the General Plan.
2. That the proposed General Plan Amendment allows for a greater consistency between the Storm Water Master Plan and the Land Use Element of the General Plan.
3. That the creation of new land use designations, generalized location of planned basins on the LUE Map, and criteria for selecting the final location

of each basin will provide clarity and flexibility in implementing the Storm Water Master Plan for the City of Visalia.

4. That the Adopted Storm Water Master Plan EIR (SCH No. 93012010) ( Resolution No. 94- ) identifies and evaluates the potential environmental impacts that are directly attributable to the adoption of the proposed General Plan Amendment. Further, that there is no evidence before the city that the proposed General Plan Amendment will have any potential for adverse effect of wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.
5. That the proposed General Plan Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to the citizenry of the City of Visalia.

Attachments:

- \* Exhibit "A" Implementing Policy No.5.1.16
- \* Exhibit "B" Basin (PB) locations
- \* Exhibit "C" Basin (SWB) symbol locations



# EXHIBIT "A"

## General Plan Amendment No. 94-31

### Land Use Element

Locate "Park-Basin" designation in Chapter 1: Introduction, under "Open Space".

**Park-Basin:** This (PB) designation shall apply to existing storm water storage sites with an established or planned park use. This type of facility combines a water storage facility with a usable park space.

Locate "Water Storage Basin" and "Storm Water Basin" in Chapter 1: Introduction, under "Community Facilities".

**Water Storage Basin:** This (WSB) designation shall apply to existing basins that are used strictly for water storage purposes with no planned park uses.

**Storm Water Basin:** This (SWB) designation shall identify future planned storm water storage facilities. These future basins may or may not have park facilities associated with the final facility.

\* Symbols (SWB) shall be added to the LUE Map to represent the generalized location of new basins identified in the Storm Water Master Plan. Basin symbols should be located within the boundaries of the area it is expected to ultimately serve.

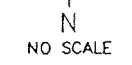
Locational criteria for Storm Water Basins shall be listed under the implementing Policies for "LOCAL GOVERNMENT FACILITIES AND SERVICES".

5.1.16 Implement the Storm Water Master Plan through the following storm water basin locational criteria.

1. Final designated basin locations shall be based on the following factors: hydraulic considerations, land costs, improvement costs, surrounding land uses, property owner cooperation, and the sequencing of development within the service area of the basin.
2. Unplanned basins, not designated on the LUE Map, maybe constructed for temporary or permanent use provided the basins serve as viable alternatives to the recommendations of the Storm Water Master Plan.

3. Upon completion of a new basin, the appropriate designation shall be delineated on the LUE Map through the General Plan amendment process.
4. Designations for unconstructed planned basins maybe removed from the LUE Map, through the General Plan amendment process, upon a determination that the basins are not needed based on hydraulic, funding, and land development considerations.

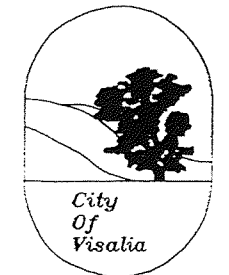
STORM WATER MASTER PLAN



LEGEND

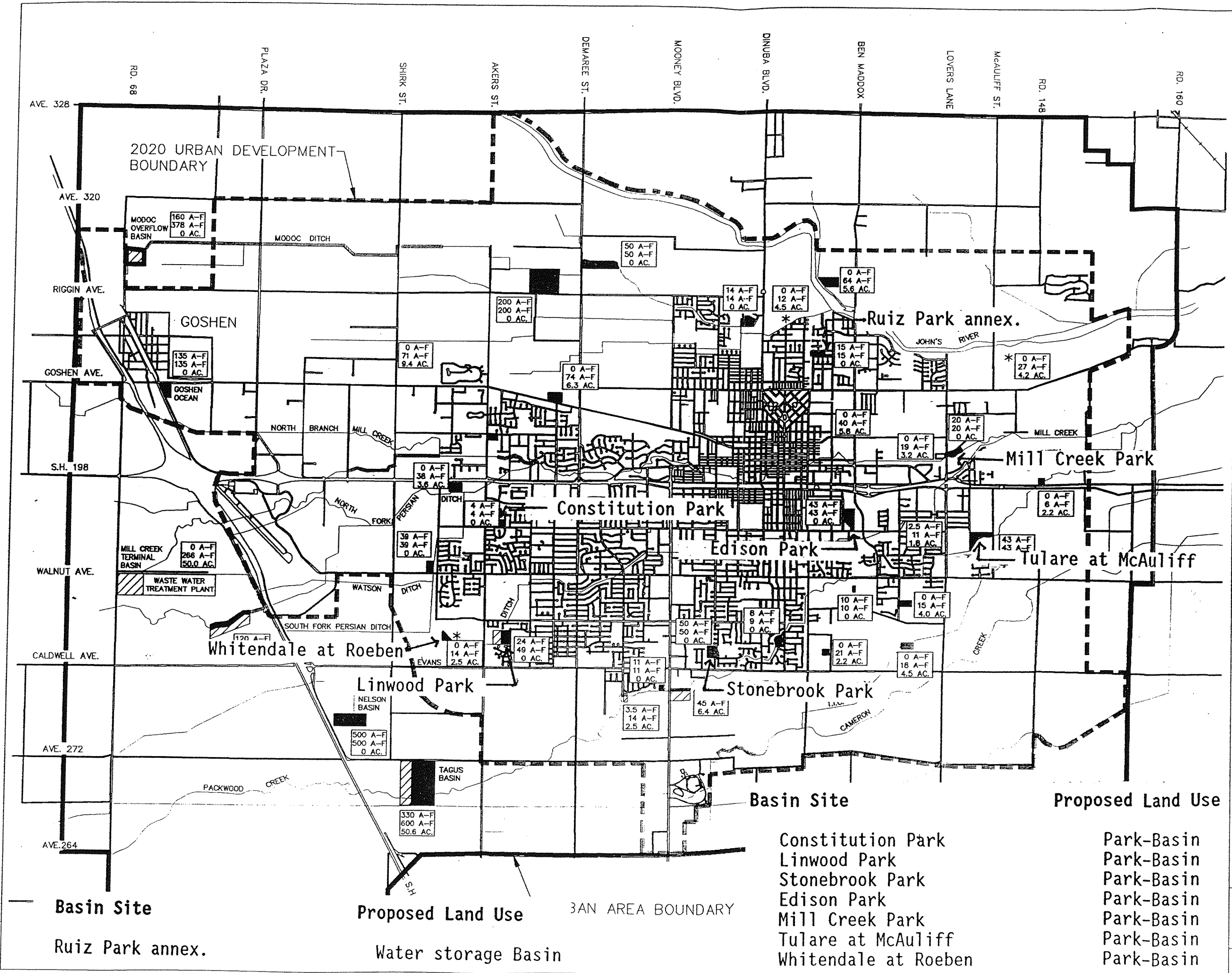
- PROPOSED CHANNEL WIDENING
- PROPOSED NEIGHBORHOOD PARK BASIN
- CURRENTLY UNDER CONSTRUCTION
- PROPOSED PARK POND
- PROPOSED WATER STORAGE BASIN
- PROPOSED TERMINAL BASIN OR EXPANSION OF EXISTING TERMINAL BASIN
- EXISTING TERMINAL BASIN
- EXISTING PARK/POND-WATER STORAGE BASIN
- PROPOSED EXPANSION OF EXISTING PARK/POND-WATER STORAGE BASIN
- URBAN AREA BOUNDARY
- 2020 URBAN DEVELOPMENT BOUNDARY
- EXISTING CAPACITY (ACRE-FEET)
- ULTIMATE CAPACITY (ACRE-FEET)
- ADDITIONAL LAND (ACRES)

NOTE:  
TENTATIVE PARK USES FOR PROPOSED BASINS ESTABLISHED FOR THE PURPOSE OF DETERMINING THE TOTAL DEVELOPMENT COSTS OF THE BASINS.



PROPOSED STORM WATER BASINS AND CHANNEL WIDENING IMPROVEMENTS

FIGURE 2-3



Basin Site

Ruiz Park annex.

Proposed Land Use

Water storage Basin

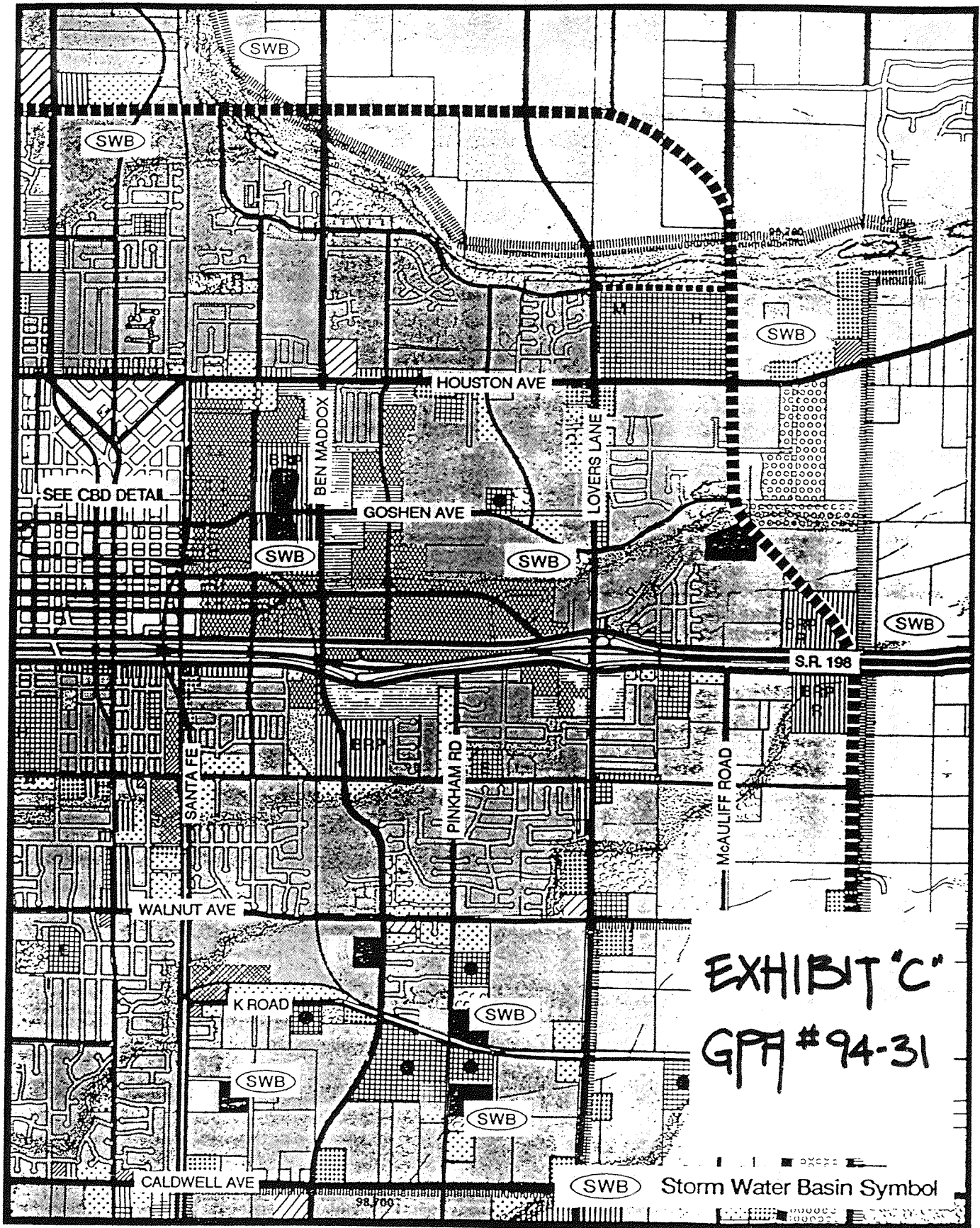
URBAN AREA BOUNDARY

Basin Site

Constitution Park  
Linwood Park  
Stonebrook Park  
Edison Park  
Mill Creek Park  
Tulare at McAuliff  
Whitendale at Roeben

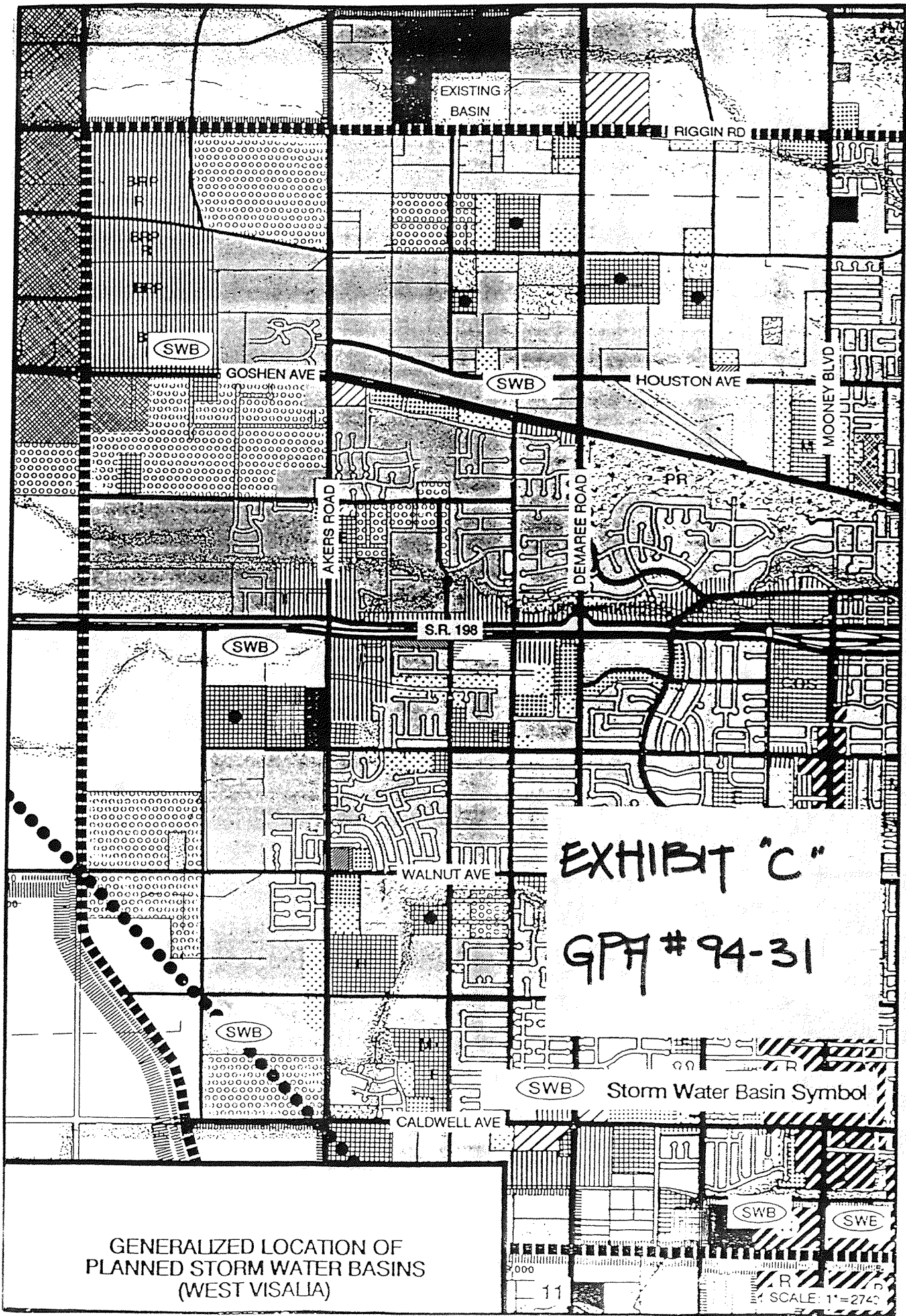
Proposed Land Use

Park-Basin  
Park-Basin  
Park-Basin  
Park-Basin  
Park-Basin  
Park-Basin



SCALE: 1"=2740'

GENERALIZED LOCATION OF PLANNED STORM WATER BASINS  
(EAST VISALIA)



EXISTING  
BASIN

RIGGIN RD

SWB

GOSHEN AVE

SWB

HOUSTON AVE

MOONEY BLVD

AKERS ROAD

DEMAREE ROAD

S.R. 198

SWB

WALNUT AVE

EXHIBIT "C"

GPM # 94-31

SWB

SWB

Storm Water Basin Symbol

CALDWELL AVE

SWB

SWE

GENERALIZED LOCATION OF  
PLANNED STORM WATER BASINS  
(WEST VISALIA)

11

SCALE: 1"=274'

**CITY OF VISALIA**

**October 10, 1994**

**TO:** Visalia Planning Commission  
**FROM:** John Dutton, City Engineer  
**SUBJECT:** Updated Storm Water Master Plan and Master Plan Update Draft EIR

**REQUESTED ACTION:** A recommendation to adopt the updated Master Plan and certify the Final EIR to the City Council.

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Following the September 26, 1994, public hearing for the updated Storm Water Master Plan and the Master Plan Update Draft EIR, the extended public review period was closed and no additional comments on the Draft EIR were received by the City.

With the close of the review period, the Final EIR was prepared. This document contains the written comments on the Draft EIR that had been received by the City and the City's responses to the comments. Also presented in the Final EIR are revisions to the Draft EIR that were made in response to the public review comments.

Attached for your review are copies of the updated Master Plan and EIR resolutions, the Final EIR, and the staff report for the September 26, 1994 public hearing. The staff report includes an overview discussion of the updated Master Plan and the Draft EIR.

RESOLUTION NO. 94-92

A RESOLUTION  
OF THE PLANNING COMMISSION OF THE CITY OF VISALIA  
RECOMMENDING ADOPTION OF  
THE UPDATED STORM WATER MASTER PLAN

WHEREAS, the City of Visalia prepared an update of Visalia's Storm Water Master Plan to serve the planned land uses of the City's update Land Use Element (LUE), and

WHEREAS, the updated Master Plan identified the improvements to the City's storm water collection system that are needed to accommodate storm water runoff from future development through the year 2020 in accordance with the policies of the updated LUE, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as the development occurs, and

WHEREAS, the City Council has recommended funding the recommended improvements with a combination of developer impact fees and an increase in monthly utility rates, and

WHEREAS the City prepared an Environmental Impact Report (EIR) on the adoption and implementation of the updated Master Plan (hereinafter referred to as the "project") in accordance with the California Environmental Act (CEQA), and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Visalia recommends adoption of the updated Storm Water Master Plan based on the following specific findings and the evidence presented:

1. That the updated Storm Water Master Plan is consistent with General Plan Land Use Element.
2. That the updated Master Plan provides a Capital Improvement Program of improvements that will accommodate the development of the planned land uses of the updated LUE through the year 2020.
3. That an EIR (SCH No. 93012010) was prepared for this project, consistent with CEQA, which identified five potentially significant impacts that are directly attributable to the implementation of the updated Master Plan.
4. That with implementation of the recommended mitigation measures, the identified direct impacts can be reduced to a level of insignificance.

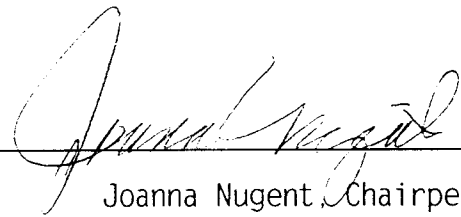
Commissioner Landers offered the motion to this resolution. Commissioner Lane seconded the motion and it carried by the following vote:

Ayes: Commissioners Nugent, Lane, Landers, Gonzales and Lewis  
Noes: None  
Abstained: None  
Absent: None

PHYLLIS CORING, Secretary  
Visalia City Planning Commission

ATTEST: Charlotte Dreo, Clerk  
I, Charlotte Dreo, Clerk of the Visalia City Planning Commission, certify that the above is a true copy of a resolution duly passed and adopted at a regular meeting of the Commission on October 10, 1994.

  
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Joanna Nugent, Chairperson



RESOLUTION NO. 94-93

A RESOLUTION  
OF THE PLANNING COMMISSION OF THE CITY OF VISALIA  
RECOMMENDING CERTIFICATION OF  
THE ENVIRONMENTAL IMPACT REPORT  
PREPARED FOR  
THE STORM WATER MASTER PLAN UPDATE

WHEREAS, the City of Visalia prepared an update of Visalia's Storm Water Master Plan to serve the planned land uses of the City's update Land Use Element (LUE), and

WHEREAS, the updated Master Plan identified the improvements to the City's storm water collection system that are needed to accommodate storm water runoff from future development through the year 2020 in accordance with the policies of the updated LUE, and

WHEREAS, the City intends to install the recommended improvements in a phased manner as the development occurs, and

WHEREAS, the City Council has recommended funding the recommended improvements with a combination of developer impact fees and an increase in monthly utility rates, and

WHEREAS the City prepared an Environmental Impact Report (EIR) on the adoption and implementation of the updated Master Plan (hereinafter referred to as the "project") in accordance with the California Environmental Act (CEQA), and

WHEREAS commencing on August 1, 1994, the City provided State and local public agencies, and the general public with a 45-day period to review and comment on the Draft EIR, and

WHEREAS the City received six comment letters on the Draft EIR from public agencies by the close of the public review period, and

WHEREAS the City has responded to the comments it received and prepared the Final EIR on the project, and

WHEREAS the Final EIR has been submitted to the City of Visalia Planning Commission, which has reviewed its contents, and

WHEREAS the City of Visalia Planning Commission, after a published notice, held a public hearing before the Commission on September 26, 1994, to accept public testimony on the Draft EIR, and

WHEREAS an EIR was prepared for the 1991 adoption of the City's 2020 Plan.

**NOW, THEREFORE BE IT RESOLVED** that an Environmental Impact Report was prepared for the updated Storm Water Master Plan in accordance with the California Environmental Quality Act and the City of Visalia Environmental Guidelines.

**NOW, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia recommends certification of the Final Environmental Impact Report on the updated Storm Water Master Plan and approval of the Final EIR Mitigation Measures and the Final EIR Mitigation Monitoring Program based on the following specific findings and the evidence presented:

1. That the updated Storm Water Master Plan is consistent with the General Plan Land Use Element.
2. That the Final EIR (SCH No. 93012010) has been prepared for the adoption and implementation of the updated Storm Water Master Plan in compliance with CEQA.
3. That there are five identified potentially significant impacts that are directly attributable to the implementation of the updated Master Plan. These impacts are as follows:
  - a. Deterioration of air quality due to generation of dust during construction of improvements;
  - b. Accumulation of storm water runoff contaminants in storage basin soils;
  - c. Increased channel "seepage" losses during the irrigation season;
  - d. Disturbance of potential kit fox habitat; and
  - e. Disturbance of valley oak trees and other riparian habitat.
4. That these potential impacts can be reduced to a level of insignificance with the implementation of the mitigation measures presented in Section 12.0 of the Final EIR.
5. That reasonable alternatives and a "no project" alternative to the proposed project were considered in the EIR. The "no project" alternative with a moratorium on development is identified as the environmentally superior alternative. The updated Master Plan and the Alternative Project with an increased use of "in-town" basins were identified as the environmentally superior alternatives among the remaining alternatives.
6. That the cumulative impacts attributable to the development of the planned land uses of the updated LUE are considered "indirect" impacts of the updated Master Plan.

7. These cumulative updated LUE impacts are identified in the LUE Update EIR (SCH No. 90020160), which indicates that although many of the impacts can be mitigated to a level of insignificance, some of the impacts cannot be fully mitigated. The potential cumulative updated LUE impacts that cannot be mitigated to a level of insignificance are as follows:
- a. Loss of approximately 13,000 acres of farm land to the development of urban land uses.
  - b. Creation of conflicts between agricultural activities and adjacent urban land uses.
  - c. Increase in vehicle traffic and congestion.
  - d. Generation of substantial levels of mobile source air pollutant
  - e. Increase in ground water pumping that may contribute to a long-term overdraft condition.
  - f. Loss of habitat for various wildlife species by urban development.
  - g. Increase in ambient noise levels which may affect potentially sensitive land uses.
8. That the adoption and implementation of the updated Storm Water Master Plan will not contribute to any cumulative impacts that were not identified in the LUE Update EIR.
9. That a "Statement of Overriding Considerations" was adopted with City of Visalia Resolution No. 91-105 with the LUE Update EIR for the cumulative updated LUE impacts that cannot be mitigated to a level of insignificance.

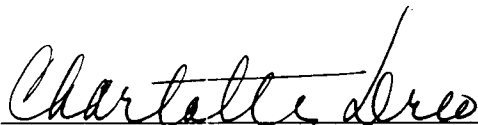
Commissioner Landers offered the motion to this resolution. Commissioner Lane seconded the motion and it carried by the following vote:

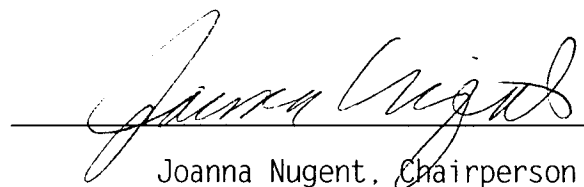
Ayes: Commissioners Nugent, Lane, Landers, Gonzales and Lewis  
Noes: None  
Abstained: None  
Absent: None

PHYLLIS CORING, Secretary  
Visalia City Planning Commission

ATTEST: Charlotte Dreo, Clerk

I, Charlotte Dreo, Clerk of the Visalia City Planning Commission, certify that the above is a true copy of a resolution duly passed and adopted at a regular meeting of the Commission on October 10, 1994.

  
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Joanna Nugent, Chairperson

October 10, 1994

**MEMO TO:** Visalia Planning Commission  
**FROM:** Randy Bloom, Senior Planner  
**SUBJECT:** General Plan Amendment No. 94-31; City of Visalia

**RECOMMENDATION:**

That the Planning Commission approve General Plan Amendment No.94-31 by adopting Resolution No. 94-91

**EXECUTIVE SUMMARY:**

On September 26, 1994, the Planning Commission conducted a public hearing and took testimony on General Plan Amendment No. 94-31. The Commission then closed the public hearing (upon staff recommendation) and continued the item to the October 10, 1994 meeting for final action.

**Applicant Request:**

General Plan Amendment No. 94-31 consists of four components:

1. Establish three new land use categories: " Park-Basin" (under the "Open Space" designation), "Water Storage Basin" (under the "Community Facilities" designation), and "Storm Water Basin" (under the Community Facilities designation.

The "Park-Basin" designation will be applied to existing storm water storage sites with an established or planned park use. The "Water Storage Basin" designation will be applied to existing basins that are used strictly for water storage purposes with no planned park uses.

The "Storm Water Basin" designation will be used to identify future planned storm water storage facilities. The GPA also will establish criteria for location future storm water facilities.

2. Re-designate seven (7) existing park/pond sites (that currently are designated for "Conservation" uses) for "Park-Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the sites.

3. Re-designate one (1) existing storm water basin (that currently is designated for "Conservation uses) for "Water Storage Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site.

4. Add "Storm Water Basins" symbols to the Land Use Element to represent the generalized location of future planned storm water facilities.

RESOLUTION NO. 94-91

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF VISALIA TO  
APPROVE GENERAL PLAN TEXT AMENDMENT NO. 94-31;  
CITY OF VISALIA

**WHEREAS**, General Plan Text Amendment No. 94-31 was filed by the City of Visalia, which consists of the following four components:

1. Establish three new land use categories: " Park-Basin" (under the "Open Space" designation), "Water Storage Basin" (under the "Community Facilities" designation), and "Storm Water Basin" (under the Community Facilities designation.

The "Park-Basin" designation will be applied to existing storm water storage sites with an established or planned park use. The "Water Storage Basin" designation will be applied to existing basins that are used strictly for water storage purposes with no planned park uses.

The "Storm Water Basin" designation will be used to identify future planned storm water storage facilities. The GPA also will establish criteria for location of future storm water facilities.

2. Re-designate seven (7) existing park/pond sites (that currently are designated for "Conservation" uses) for "Park-Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the sites.
3. Re-designate one (1) existing storm water basin (that currently is designated for "Conservation uses) for "Water Storage Basin" uses. This proposed re-designation is considered a "paper" change that is not expected to change the existing or planned uses of the site.
4. Add "Storm Water Basins" symbols to the Land Use Element to represent the generalized location of future planned storm water facilities.

**WHEREAS**, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing before said Commission on September 26, 1994; and

**WHEREAS**, no new environmental impacts would result and no further mitigation measures would be required for this project; and

**Whereas**, the land use designations, symbols and locational criteria, as shown in Exhibit "A", will facilitate the orderly implementation of the Storm Water Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the land use designations, symbols and locational criteria, as shown in Exhibit "A", be added to the Land Use Element of the General Plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission finds that in accordance with the Guidelines for implementation of the California Environmental Quality Act Section 15168, the Environmental Impact Report prepared for the City of Visalia Land Use Element (SCH #90020160) certified by Resolution No. 94-93 and Environmental Impact Report (SCH No. 93012010) prepared for the City of Visalia Storm Water Master Plan Update, will be utilized as program EIR's for the purpose of providing review of potential environmental effects associated with this General Plan Amendment.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia recommends approval of the proposed General Plan amendment based on the following specific findings and based on the evidence presented:

1. That the proposed General Plan Amendment is consistent with the implementing policies of the Land Use Element of the General Plan.
2. That the proposed General Plan Amendment allows for a greater consistency between the Storm Water Master Plan and the Land Use Element of the General Plan.
3. That the creation of new land use designations, generalized location of planned basins on the LUE Map, and criteria for selecting the final location of each basin will provide clarity and flexibility in implementing the Storm Water Master Plan for the City of Visalia.
4. That the Adopted Storm Water Master Plan EIR (SCH No. 93012010) (Resolution No. 94-93) identifies and evaluates the potential environmental impacts that are directly attributable to the adoption of the proposed General Plan Amendment. Further, that there is no evidence before the city that the proposed General Plan Amendment will have any potential for adverse effect of wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.
5. That the proposed General Plan Amendment will not be detrimental to the public health, safety, or welfare, nor materially injurious to the citizenry of the City of Visalia.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia recommends approval of the General Plan amendment described herein, in accordance with the terms of this resolution under the provisions of Section 7656 of the Ordinance Code of the City of Visalia and based on the above findings.


Commissioner Lanes introduced the resolution. Commissioner Landers seconded and it carried by the following vote:

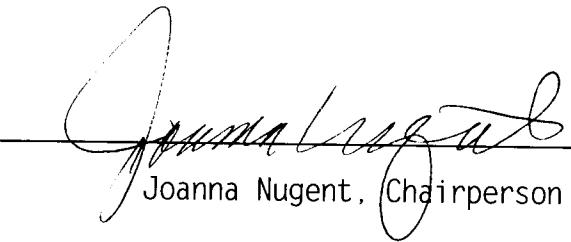
Ayes: Commissioners Nugent, Lane, Landers, Gonzales and Lewis  
Noes: None  
Abstained: None  
Absent: None

PHYLLIS CORING, Secretary  
Visalia City Planning Commission

ATTEST: Charlotte Dreoo, Clerk

I, Charlotte Dreoo, Clerk of the Visalia City Planning Commission, certify that the above is a true copy of a resolution duly passed and adopted at a regular meeting of the Commission on October 10, 1994.

  
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Joanna Nugent, Chairperson