

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, JANUARY 22, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - Time Extension for Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2017-38: A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-84.
6. PUBLIC HEARING – Paul Scheibel
Lowery West Tentative Parcel Map TPM 2017-03: A request to subdivide 66.15 acres into four parcels and a remainder. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size) and R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Akers St. (APNs 077-060-006 and -028). Mitigated Negative Declaration No. 2016-63 was prepared for the original Annexation, GPA and TSM that was adopted on May 1, 2017. The proposed parcel map project is considered to be a subordinate component of the larger development project that was analyzed in MND No. 2016-63
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MONDAY, FEBRUARY 1, 2018 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 12, 2018

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: January 22, 2018

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
paul.scheibel@visalia.city
(559) 713-4369

SUBJECT: Lowery West Tentative Parcel Map TPM 2017-03: A request to subdivide 66.15 acres into four parcels and a remainder. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size) and R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Akers St. (APNs 077-060-006 and -028)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2017-03, as conditioned, based on the findings and conditions in Resolution No. 2017-69. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

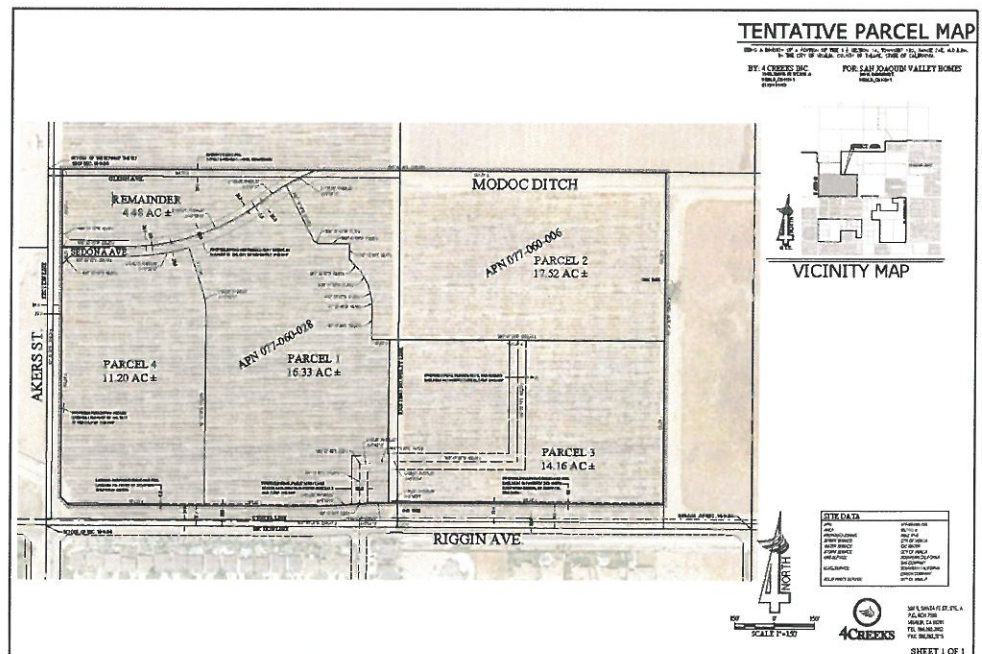
RECOMMENDED MOTION

I move to adopt Resolution No. 2017-69, as conditioned, approving Tentative Parcel Map No. 2017-03.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2017-03 proposes to subdivide the entire 66.15-acre Lowery West project site into four parcels and a remainder (see Exhibit "A"). The purpose of the parcel map is to establish individually salable parcels comprising the Lowery West Annexation area.

The parcel boundaries coincide with the zoning boundaries that were established with the Annexation of the site in 2017 (Lowery West, Annexation No. 2016-02) Parcels 1-3 are Zoned R-1-5 (Single-family Residential), while Parcel 4 and the Remainder are Zoned R-M-2 (Medium Density Residential). The parcel boundaries generally follow the road network alignment that was proposed for the Lowery West Tentative Subdivision Map, TSM No. 5557, which was approved by the Planning Commission on March 27, 2017 (see Exhibit B). The approved TSM has not been recorded by the applicants.



No development is proposed by the Parcel Map at this time. A new tentative subdivision map (TSM No. 5564) and Conditional Use Permit (CUP 2017-32) were filed with this Parcel Map application. Those two applications are incomplete at the present time. It is anticipated they will be further processed after completion of this Parcel Map.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mix of Low Density Residential and Medium Density Residential
Zoning:	R-1-5 / R-M-2 – (Single-family Residential, 5,000 sq.ft. minimum lot size) and R-M-2 Multi-family Residential, 3,000 sq.ft. minimum lot area per unit) Q-P – (Quasi-Public)
Surrounding General Plan / Zoning/ Land Use:	North: County A-20 / Mix of RLD and RMD / Modoc Ditch & orchards South: R-1-5/RLD / Riggan Ave., Single-family subdivision beyond East: C (Conservation) / Q-P (Quasi-Public) / Modoc detention basin West: P (Parks and Recreation) & PI (Public Institution) / Q-P / Akers St., vacant and VUSD Middle school beyond
Environmental Review:	Mitigated Negative Declaration No. 2016-63
Special Districts:	None
Site Plan Review:	SPR No. 2017-138

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

The project site is part of the Lowery West annexation and development project (Lowery West Tentative Subdivision Map 5557) that was approved by the Planning Commission on March 27, 2017. The project included a General Plan Land Use Amendment (GPA 2016-10) that in-effect swapped the zoning and Tier 1 Growth Boundary with a similarly sized site immediately to the north and already within the City limits. The City Council approved GPA 2016-10, and filed Annexation No. 2016-02 with the Tulare Local Agency Formation Commission (LAFCO). The Annexation was approved by LAFCO, and the property is now within the City Limits.

PROJECT EVALUATION

Staff recommends approval of Tentative Parcel Map No. 2017-03 based on the project’s consistency with the Land Use Element of the General Plan, Zoning and Subdivision Ordinances and policies for approval of the tentative parcel map. Further, the alignment of Sedona Ave. extending from the northern project boundary slightly to the southwest, is consistent with the City’s Circulation Element.

Current General Plan Consistency

The subdivision of the 66-acre project site is located within Tier I and is thus consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; *“Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy,”* while LU-P-20 states; *“allow annexation and development of residential, commercial, and industrial land to occur within the “Tier I” Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.”*

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; *“the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.”*

The R-1-5 and R-M-2 zoning designations are consistent with the General Plan Land Use Designations of LDR (Low Density Residential) and MDR (Medium Density Residential). The proposed parcel boundaries are also coincidental with the zoning boundaries on the City Zoning Map.

Infrastructure Easements, Dedications, and Improvements

A portion of Sedona Avenue will be offered as an easement in favor of the City (shown on the parcel map exhibit as a portion of Parcel 1). In addition, the north side of Riggan Avenue will include a new utility easement in favor of Southern California Edison (SCE). The parcel map itself will not precipitate the need for infrastructure improvements at this time. Finally, a pedestrian access easement in favor of the City will be placed on the east side of Akers Street to facilitate a future bust turnout (Parcel 4). The Glenn Avenue right-of-way at the northern parcel map boundary will be abandoned because it is unused and unneeded for any purpose now or in conjunction with the future subdivision development.

The requirement to extend infrastructure, to dedicate street rights of way and to construct roads will be applied as conditions on the Tentative Subdivision Map and its associated Conditional Use Permit. This timing mechanism is consistent with standard City practice.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven “negative” findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff’s analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans

	applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map have been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map, which is designated as Low and Medium Density Residential. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map, which is designated as Low and Medium Density Residential. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The project Initial Study No. 2016-63, resulting in a Mitigated Negative Declaration, further supports this finding. The mitigation measures contained in the Mitigation Monitoring Program will effectively reduce the environmental impacts to a level that is less than significant is included as recommended Finding No. 6 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Environmental Review

Mitigated Negative Declaration (MND) No. 2016-63 was prepared for the original Annexation, GPA and TSM that was adopted on May 1, 2017. The proposed parcel map project is considered to be a subordinate component of the larger development project that was analyzed in MND.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2017-03

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The site of the proposed parcel map is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan.

Policy LU-P-19 states; “Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy,” while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the “Tier I” Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; “the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.” The General Plan Land Use Diagram, adopted October 14, 2014, designates the project site for Low Density and Medium Density Residential uses.

2. That the proposed tentative parcel map would be compatible with adjacent land uses. The project site is adjacent to existing urban development to the south and west.
3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2017-03 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The parcel map will facilitate future development that will be conditioned to comply with all City standards for street design and extension of utilities when development plans are finalized and submitted through the City review process.
4. That the site is physically suitable for the proposed tentative parcel map and the project’s density, which is consistent with the underlying Low and Medium Density Residential Land Use designations. The proposed location and layout of the Tentative Parcel Map No. 2017-03, its design and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The site of the proposed parcel map is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; “Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy,” while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the “Tier I” Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; “the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.”

5. That the proposed Tentative Parcel Map No. 2017-03, design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That an Initial Study was prepared for the annexation and tentative subdivision map (TSM No. 5557) consistent with CEQA. The Initial Study disclosed that there are significant, adverse environmental impacts related to Native American Cultural Resources that may occur below surface that can be mitigated with the addition of the mitigation measures contained in Mitigated Negative Declaration No. 2016-63 circulated for the larger project contains a Mitigation Monitoring Program. The mitigation measures contained in the Mitigation Monitoring Program will effectively reduce the environmental impacts to a level that is less than significant.

RECOMMENDED CONDITIONS

Tentative Parcel Map No. 2017-03

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2017-138.
2. That Tentative Parcel Map No. 2017-03 shall be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2017-03 approval shall lapse two years from the date of Planning Commission approval.
4. That all applicable federal, state, regional, and city policies and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2017-03.
6. That all mitigation measures in Mitigated Negative Declaration No. 2016-63 are hereby incorporated as conditions of approval.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe St., Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2017-69 – Tentative Parcel Map No. 2017-03
- Exhibit "A" – Tentative Parcel Map No. 2017-03
- Exhibit "B" – Tentative Subdivision Map No. 5557
- Site Plan Review Comments No. 2017-138
- Mitigated Negative Declaration No. 2016-63
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policy:

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.
- LU-P-34:** Work with Tulare County and other state and regional agencies, neighboring cities, and private land trust entities to prevent urban development of agricultural land outside of the current growth boundaries and to promote the use of agricultural preserves, where they will promote orderly development and preservation of farming operations within Tulare County. Conduct additional investigation of the efficacy of agricultural conservation easements by engaging local, regional, and state agencies and stakeholders in order to further analyze their ongoing efforts and programs that attempt to mitigate impacts from the conversion of agricultural lands through the use of agricultural conservation easements. Support regional efforts to prevent urban development of agricultural lands, specifically at the county level. Tulare County's General Plan 2030 Update Policy contains two policies (AG-1.6 Conservation Easements and AG-1.18 Farmland Trust and Funding Sources) that discuss establishing and implementing an Agricultural Conservation Easement Program (ACEP). The City supports the implementation of these measures by the County, in which the City may then participate. Such a regional program could include a fee to assist and support agricultural uses, and would be most feasibly and strategically developed on a countywide or other regional basis.

In addition to supporting regional efforts to prevent urban development of agricultural lands, the City shall create and adopt a mitigation program to address conversion of Prime Farmland and Farmland of Statewide Importance in Tiers II and III. This mitigation program shall require a 1:1 ratio of agricultural land preserved to agricultural land converted and require agricultural land preserved to be equivalent to agricultural land converted. The mitigation program shall also require that the agricultural land preserved demonstrate adequate water supply and agricultural zoning, and shall be located outside the City UDB, and within the southern San Joaquin Valley. The mitigation program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by the County and nearby cities. The City's mitigation program shall allow mitigation to be provided by purchase of conservation easement or payment of fee, but shall indicate a preference for purchase of easements. The mitigation program shall require easements to be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. The mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I, or conversion of agricultural lands for agricultural processing uses, agricultural buffers, public facilities, and roadways.

Chapter 16.28 PARCEL MAPS

Sections:

- 16.28.010 Purpose.
- 16.28.020 Advisory agency.
- 16.28.030 Review by site plan review committee.
- 16.28.040 Tentative parcel maps.
- 16.28.050 Form and content.
- 16.28.060 Hearing and notice.
- 16.28.070 Consideration of tentative parcel maps.
- 16.28.080 Appeals.
- 16.28.090 Time limit on tentative parcel map.
- 16.28.100 Improvements.
- 16.28.110 Right-of-way dedications.
- 16.28.120 Final parcel maps.
- 16.28.125 Filing.
- 16.28.130 Survey requirements.
- 16.28.140 Information on final parcel map.
- 16.28.150 Waiver of final parcel map.
- 16.28.160 Amending of parcel maps.

i. 16.28.010 Purpose.

The council incorporates this chapter in its subdivision ordinance in order to establish the requirements and procedures for processing subdivisions that are authorized to be made through the parcel map procedure by Sections 66426 and 66428 of the Government Code of the state of California. Where a tentative parcel map is required, a vesting tentative parcel map may be filed conferring development rights as indicated in Chapter 16.20.

ii. 16.28.020 Advisory agency.

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

iii. 16.28.030 Review by Site Plan Review Committee.

A. All tentative parcel maps shall be reviewed by the Site Plan Review Committee prior to the submission of said tentative parcel map to the Planning Commission.

B. The Site Plan Review Committee shall examine and review the following:

1. The completeness and accuracy of the tentative parcel map and the suitability of the land for purposes of subdivision;
 2. Conformity of the overall design of the subdivision to the general plan and all pertinent requirements of this chapter and other laws and plans of the city;
 3. The provisions for, and suitability of street improvements, underground utilities, fire hydrants, street lights, storm drains, streets, trees and sidewalks. The adequacy of the water supply, solid waste collection, sewage disposal and easements for utilities and drainage;
 4. Provisions for public areas, including parks, schools, public utilities facilities, public bus stops and turnouts, etc.
- C. If any portion of the subdivision is in conflict with any of the requirements of this chapter, other ordinances, or state law, the Site Plan Review Committee shall, to the best of its ability, advise the subdivider of such conflicts.
- D. The Site Plan Review Committee may deem it advisable to recommend additional improvements, easements, or dedications, to be included, in which case the subdivider shall be duly informed of the nature of the recommendations following the Site Plan Review Committee meeting.
- E. The Site Plan Review Committee shall make a report of its recommendations to the Planning Commission, and shall furnish a copy of that report to the subdivider, in writing, no less than three days prior to the Planning Commission meeting at which the tentative parcel map is to be considered by the commission.

iv. **16.28.040 Tentative parcel maps.**

- A. The person or agency dividing land under this section shall file a tentative parcel map with the community development director not less than thirty (30) days before the date of the commission meeting at which such map is to be considered. Such filing shall be prior to the start of any grading or construction work within the proposed division of land. The tentative parcel map shall be submitted in the same manner as provided for subdivisions as to area improvement and design, flood and water drainage control, and as to required public improvements.
- B. A person desiring to divide land subject to the provisions of this chapter shall submit the tentative parcel map, therefore in accord with the following requirements:
1. Filing. Twenty-five (25) copies of the tentative parcel map shall be filed with the community development director. The tentative parcel map shall be legibly drawn, on eighteen (18) inch by twenty-six (26) inch tracing paper suitable for reproduction, to a scale and in a manner to best illustrate the proposed division.
 2. Fees. At the time of filing of the tentative parcel map, a fee shall be paid to the city in such amount as may be established by the City Council, on a yearly basis, by resolution.
 3. Acceptance. The city engineer and community development director shall examine any such tentative parcel map within five working days of presentation and shall not accept such map unless the map is in full compliance with the provisions of this chapter and the Subdivision Map Act of the state of California, as to form, data, information, and other matters required to be shown on or furnished therewith.
 4. Distribution. The community development director shall immediately forward copies of the tentative parcel map to each of the following when affected:
 - a. Southern California Gas Company;
 - b. Southern California Edison Company;
 - c. California Water Service;
 - d. AT&T;
 - e. Comcast Cable;
 - f. Visalia Unified School District.
 5. Agency Action. With the exception of school districts, the agency receiving a copy of the tentative parcel map shall file a report within fifteen (15) days after the receipt thereof. School districts shall

respond within twenty (20) working days of the date on which the notice was mailed to the school district for comment. If a reply is not received prior to the meeting at which consideration of the map is made, it will be assumed that the map conforms to the requirements of the particular agency concerned.

v. **16.28.050 Form and content.**

The tentative parcel map shall contain the following information:

- A. The name and address of the engineer or surveyor preparing the map and the legal owner of record of the land, and the applicant, if different from the legal owner of record;
- B. The boundary lines of the entire parcel, including the area to be divided, with dimensions based on existing survey data or property descriptions;
- C. The proposed division lines, approximate dimensions, and approximate acreage or square footage of each proposed parcel;
- D. The identification of each parcel with a number designation;
- E. All existing surface and underground structures and improvements located on the original parcel, together with their dimensions, the distances between them, the distances to division and property lines, and the number of stories or the height of each structure;
- F. The names, widths and locations of all existing and proposed streets abutting or traversing the original parcel, and a statement if the street is private and/or a statement if the street does not actually exist on the ground;
- G. The location, purposes, width and recorded owners of all existing and proposed easements or private rights-of-way abutting or traversing any part of the original parcel easement boundaries shall be shown by means of dotted lines;
- H. An accurate description of the original parcel;
- I. The date of preparation, north arrow and scale of the drawing. Said scale shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end;
- J. The existing and proposed uses of the property;
- K. The proposed method of sewage disposal;
- L. The proposed domestic water supply;
- M. The assessor's parcel numbers;
- N. The proposed street names;
- O. The approximate location and width of watercourses or areas subject to inundation from floods, and the location of structures, irrigation ditches and other permanent fixtures;
- P. Any railroads;
- Q. The approximate radius of curves;
- R. A location map showing the original parcels and the surrounding area;
- S. The existing zone district designation of the original parcels;
- T. The proposed use of the property;
- U. Oak trees having a trunk diameter exceeding four inches, measured at a point five feet above the existing ground level;
- V. The proposed method of solid waste collection;
- W. The proposed public bus stops and turnouts, if any;
- X. A map showing the properties within a three hundred (300) foot radius of the proposed tentative parcel map and a property owners list keyed to the three hundred (300) foot radius map.

vi. **16.28.060 Hearing and notice.**

- A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

vii. **16.28.070** **Consideration of tentative parcel maps.**

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

viii. **16.28.080** **Appeals.**

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

ix. **16.28.090** **Time limit on tentative parcel map.**

Failure to file a final parcel map with the county recorder within twenty-four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the Planning Commission. If the Planning Commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the City Council in the manner set forth in Section 16.28.080.

x. **16.28.100** **Improvements.**

Pursuant to the provisions of the Subdivision Map Act, the subdivider shall install, construct and/or provide all on or off-site improvements as recommended by the city engineer and as required by the commission. Such improvements shall be limited to the dedication of rights-of-way, easements and the construction of reasonable off-site and on-site improvements for the parcels being created. The nature, extent and design of such improvements and the guaranteeing of completion thereof shall be in full conformance with the provisions in Chapter 16.36.

xi. **16.28.110** **Right-of-way dedications.**

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.

B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

xii. **16.28.120** **Final parcel maps.**

Within the time limit designated in Section 16.28.090 and upon the accomplishment of all dedications by certification on the map and required construction of all public improvements, or the execution of an agreement and provision of surety providing therefore, and the payment of all applicable fees and charges, the applicant may file a final parcel map with the city engineer and community development director, who shall approve the final parcel map if it substantially conforms to the approved tentative parcel map and all applicable provisions of the Subdivision Map Act and this chapter. The appropriate certificates, as provided by the applicant in accordance with the provisions of the Subdivision Map Act, shall be signed by the city engineer and community development director upon the parcel map, and the final parcel map shall be transmitted by the city clerk to the clerk of the county board of supervisors for ultimate transmittal to the county recorder.

16.28.125 **Filing.**

The subdivider may file the original and three (3) copies of the final parcel map and required accompanying data with the city engineer. When a final parcel map is submitted to the city engineer in accordance with this code, it shall be accompanied by the following documents:

- A. Plans, profiles and specifications of the proposed public and private improvements, designed in accord with the requirements of the city engineer;
- B. A filing fee to cover the expense of checking in an amount to be established by the City Council from time to time by resolution;
- C. A preliminary subdivision guarantee issued by a title insurance company, in the name of the owner of the land, issued to or for the benefit and protection of the city, showing all parties whose consent is necessary and their interest therein, except where the land included in such subdivision is registered under the Land Registration Act. If the land is so registered, a copy of the certificate of title shall be furnished, certified.
- D. Calculation and traverse sheets, used in computing the distances, angles and courses shown on the final map and ties to existing and proposed monuments, and showing closures, within the allowable limits of error specified in the ordinance, for exterior boundaries of the subdivision and for each irregular block or lot of the subdivision.
- E. Two (2) copies of the proposed deed restrictions, if any.

xiii. **16.28.130 Survey requirements.**

If the division of land creates four or less parcels, the final parcel map may be compiled from recorded or filed data when survey information exists on recorded or filed maps to sufficiently locate and retrace the exterior boundary lines of the final parcel map and when the location of at least one of these boundary lines can be established from an existing monumented line. In all other cases, the final parcel map shall be based on a field survey of the land conducted in accordance with the Land Surveyor's Act of the state of California. All new lot corners shall be monumented and based on a field survey.

xiv. **16.28.140 Information on final parcel map.**

- A. Each parcel shall be consecutively numbered. Each parcel shall have its area shown to the nearest one-hundredth (0.01) of an acre or nearest square foot. The exterior boundary of the land included within the parcel or parcels being created shall be indicated by a distinctive border. Such border shall not interfere with the legibility of figures or other data. The map shall show the definite location of such parcel or parcels, and particularly the relationship to existing surveys.
- B. Each final parcel map shall contain the following information:
 - 1. The tentative parcel map number and date of preparation;
 - 2. The tract name, date, north arrow and scale;
 - 3. A general description of the land included;
 - 4. Names and addresses of the owners of the property being divided;
 - 5. The location, names without abbreviations, and right-of-way widths of all:
 - a. Proposed streets;
 - b. Proposed public areas and easements; and
 - c. Adjoining streets;
 - 6. All dimensions shall be in feet and decimals of a foot to the nearest one-hundredth of a foot (0.01'); all necessary angles and bearings shall be provided to the nearest second of a degree (00°-00'-01");
 - 7. The dimensions of all lots, including lot area in square feet, and a lot number for each lot;
 - 8. The centerline data for streets including bearings and distances;
 - 9. The radius, arc length, and central angle of curves;
 - 10. Suitable primary survey control points;
 - 11. The location and description of permanent monuments;
 - 12. The boundaries of any public and/or private easement, whether an easement of record or a prescriptive easement, shall be shown; the party holding interest in the easement shall be shown on the map;
 - 13. Location and widths of all easements to be dedicated, if required;

14. The location and widths of watercourses and areas subject to inundation and location of selected flood lines within the parcels being created; properties located in a Special Flood Hazard Area shall comply with all requirements of Chapter 15.60;
15. Ties to any city or county boundary lines involved;
16. Required Certifications;
 - a. All required dedications of rights-of-way or easements shall be certified on the final parcel map in accordance with Section 66447 of the Subdivision Map Act;
 - b. All parties having any record title interest in the real property subdivided shall sign a certificate on the final parcel map in accordance with Subsection 66445(e) of the Subdivision Map Act;
 - c. A certificate of the registered civil engineer or licensed land surveyor who prepared the survey and the final parcel map, in compliance with Section 66449 of the Subdivision Map Act;
 - d. A certificate for execution by the City Engineer/ City Surveyor that complies with Section 66450 of the Subdivision Map Act;
 - e. A certificate for execution by the city planner on behalf of the parcel map committee certifying that the final parcel map conforms to the approved tentative parcel map; and
 - f. All other certificates as required;
17. Any other requirements of the Subdivision Map Act.

B. The final parcel map shall contain survey information that only affects record title interest. However, additional survey and map information such as, but not limited to, building setback lines, flood hazard zones, seismic lines and setback, geologic mapping and archaeological sites, if appropriate, shall be shown on an additional map sheet that shall indicate its relationship to the final parcel map, and shall contain a statement that the additional information is for informational purposes, describes conditions as of the date of filing, and is not intended to affect record title interest. The additional map sheet may also contain a notation that the additional information is derived from public records or reports, and does not imply the correctness or sufficiency of those records or reports by the preparer of the additional map sheet. The acceptance of the additional map sheet by the city similarly does not imply the correctness or sufficiency of those records or reports. The additional map sheet shall be recorded simultaneously with the final parcel map.

xv. **16.28.150 Waiver of final parcel map.**

The Planning Commission or City Council may, at its discretion, waive the final parcel map when a finding is made that the proposed division of land complies with the requirements established by this chapter as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this chapter.

xvi. **16.28.160 Amending of parcel maps.**

After a parcel map is filed in the office of the county recorder such a recorded parcel map may be modified by a certificate of correction or an amending map if the local agency finds that there are changes in circumstances that make any or all of the conditions of such a map no longer appropriate or necessary and that the modifications do not impose any additional burden on the present fee owner of the property, and if the modifications do not alter any right, title or interest in the real property reflected on the recorded parcel map and the local agency finds that the map, as modified, conforms to the provisions of Section 66474 of the Subdivision Map Act. Any such modifications shall be set for public hearing as provided for in Section 16.28.060 of this chapter. The legislative body shall confine the hearing to consideration of an action on the proposed modification.

RESOLUTION NO. 2017-69

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2017-03: A REQUEST TO SUBDIVIDE 66.15 ACRES INTO FOUR PARCELS AND A REMAINDER. THE PROJECT SITE IS ZONED R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM LOT SIZE) AND R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. OF LOT AREA PER UNIT), LOCATED ON THE NORTHEAST CORNER OF RIGGIN AVE. AND AKERS ST. (APNS 077-060-006 AND -028)

WHEREAS, Tentative Parcel Map No. 2017-03 is a request to subdivide 66.15 acres into four parcels and a remainder. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size) and R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Akers St. (APNs 077-060-006 and -028); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 22, 2017; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered a subordinate component of the larger project analyzed by Mitigated Negative Declaration No. 2016-63 for the Lowery West General Plan Amendment, Annexation, and Tentative Subdivision Map TSM No. 5557.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The site of the proposed parcel map is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in

Tier I.” The General Plan Land Use Diagram, adopted October 14, 2014, designates the project site for Low Density and Medium Density Residential uses.

2. That the proposed tentative parcel map would be compatible with adjacent land uses. The project site is adjacent to existing urban development to the south and west.
3. That the site is physically suitable for the proposed tentative parcel map. Tentative Parcel Map No. 2017-03 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The parcel map will facilitate future development that will be conditioned to comply with all City standards for street design and extension of utilities when development plans are finalized and submitted through the City review process.
4. That the site is physically suitable for the proposed tentative parcel map and the project’s density, which is consistent with the underlying Low and Medium Density Residential Land Use designations. The proposed location and layout of the Tentative Parcel Map No. 2017-03, its design and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The site of the proposed parcel map is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; “Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy,” while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the “Tier I” Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; “the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I.”

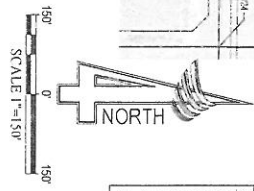
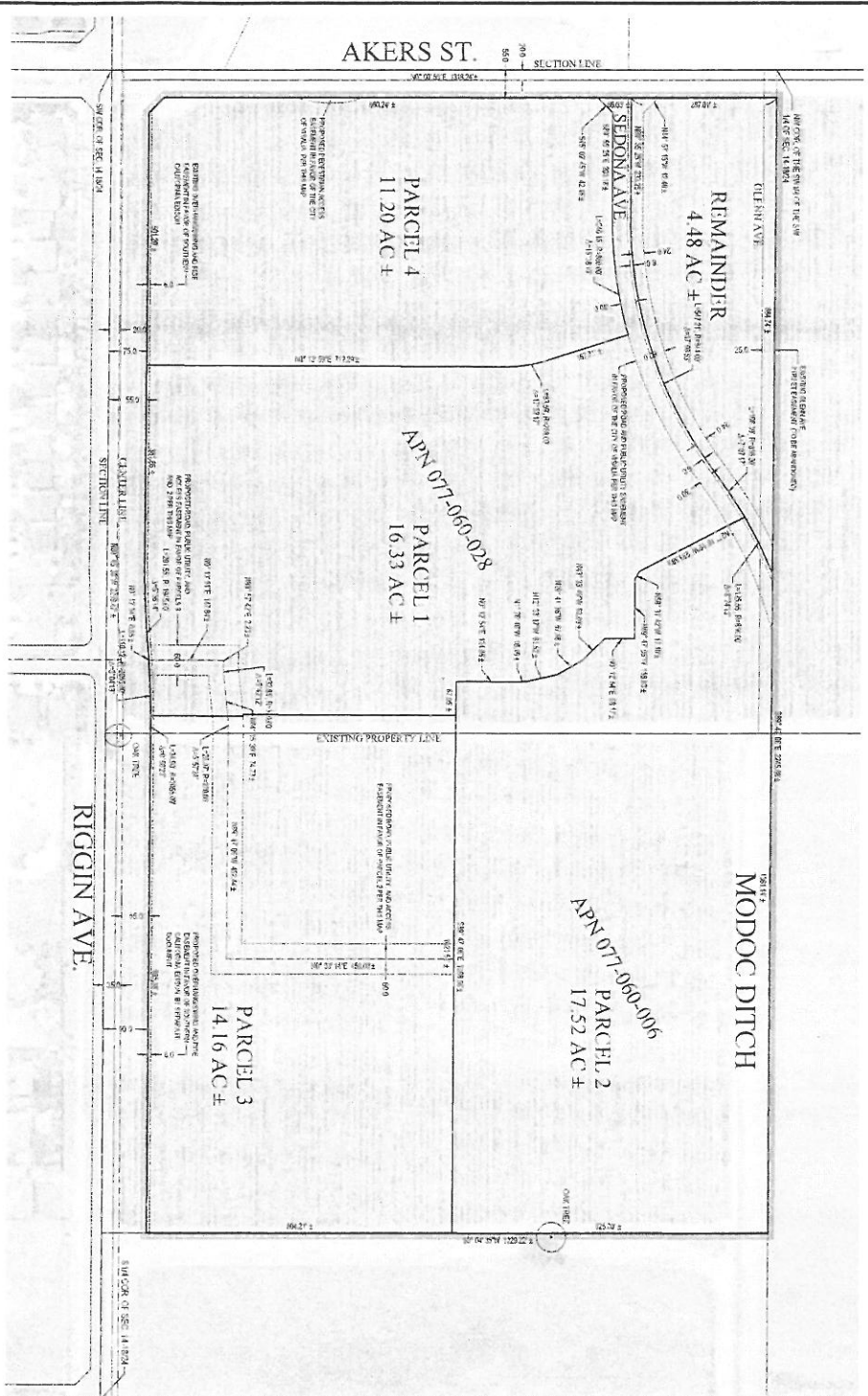
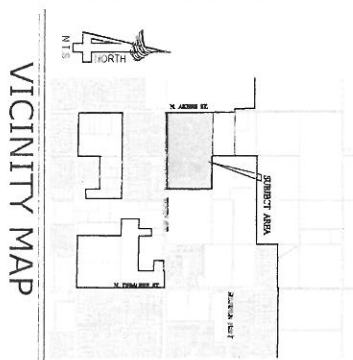
5. That the proposed Tentative Parcel Map No. 2017-03, design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That an Initial Study was prepared for the annexation and tentative subdivision map (TSM No. 5557) consistent with CEQA. The Initial Study disclosed that there are significant, adverse environmental impacts related to Native American Cultural Resources that may occur below surface that can be mitigated with the addition of the mitigation measures contained in Mitigated Negative Declaration No. 2016-63 circulated for the larger project contains a Mitigation Monitoring Program. The mitigation measures contained in the Mitigation Monitoring Program will effectively reduce the environmental impacts to a level that is less than significant.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2017-138.
2. That Tentative Parcel Map No. 2017-03 shall be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2017-03 approval shall lapse two years from the date of Planning Commission approval.
4. That all applicable federal, state, regional, and city policies and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2017-03.
6. That all mitigation measures in Mitigated Negative Declaration No. 2016-63 are hereby incorporated as conditions of approval.

TENTATIVE PARCEL MAP

BEING A DIVISION OF A PORTION OF THE S 1/4 SECTION 14, TOWNSHIP 18S, RANGE 24E, M.28.84U
 IN THE CITY OF VESULKA, COUNTY OF TULARE, STATE OF CALIFORNIA.
 BY: 4CREEPS INC. FOR: SAN JOAQUIN VALLEY HOMES
 2021 SAN JOAQUIN VALLEY HOMES
 VESULKA, CA 93251
 VESULKA, CA 93251



SITE DATA	
APN	077-060-006
PROPOSED ZONING	R1
SEWER SERVICE	BY CITY
WATER SERVICE	BY CITY
STREET SERVICE	BY CITY
DATE SERVICE	BY CITY
ELECTRICAL SERVICE	BY CITY
ROADWAY SERVICE	BY CITY

4CREEPS
 341 E. SHAWNEE ST. STE. A
 P.O. BOX 7903
 VESULKA, CA 93251
 TEL: 559.807.2002
 FAX: 559.807.2175

SHEET 1 OF 1

EXHIBIT A

October 2016

LOWERY WEST ANNEX TENTATIVE SUBDIVISION MAP

THIS TENTATIVE SUBDIVISION MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 56.00, R.C.W.

DATE OF PREPARATION: 10/10/16
DRAWN BY: [Name]
CHECKED BY: [Name]

LEGEND

- APN: 077-04-000-000
- ACREAGE: 65.15 AC
- ZONE: R-1.5
- RECORD DISTRICT: 1000000000
- ELECTRICITY: SOUTHERN CALIFORNIA Edison
- WATER: CAL WATER
- TELEPHONE: AT&T
- SEWER: SOUTHERN CALIFORNIA GAS
- PROPOSED USE: LOW-MED DENSITY RESIDENTIAL

LAND USE GROSS ACREAGE

LOW DENSITY RESIDENTIAL	50.09 AC
MED. DENSITY RESIDENTIAL	15.07 AC
TOTALS	65.16 AC

ZONING GROSS ACREAGE

R-1.5 (60' X 115')	15.07 AC
R-1.5 (60' X 115')	50.09 AC
TOTALS	65.16 AC

ZONING NET ACREAGE

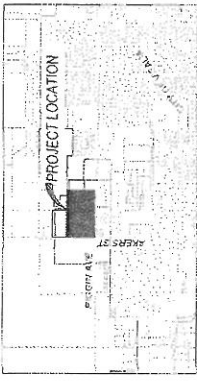
R-1.5 (60' X 115')	15.07 AC
R-1.5 (60' X 115')	50.09 AC
TOTALS	65.16 AC

LAND SHAPE & LIGHTING DISTRICT: LOT A TO BE DEDICATED TO THE CITY OF VISALIA

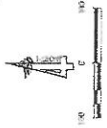
UTILITIES: STORM WATER: CITY OF VISALIA COLLECTED TO CORONA AVE. WITH ST. OUTLET TO SAGUO CREEK

SEWER: BY CONNECTION WITH SAGUO CREEK FROM EXISTING 12" SFG PIPE LOCATED PARKERS STREET. 8" SFG PIPELINE DISTRIBUTED THROUGHOUT PROJECT SITE

WATER: BY WATER BE RTD EXISTING 12" WATER LINE PARKERS STREET AND THROUGH SITE



VICINITY MAP



PAGE 1 OF 2

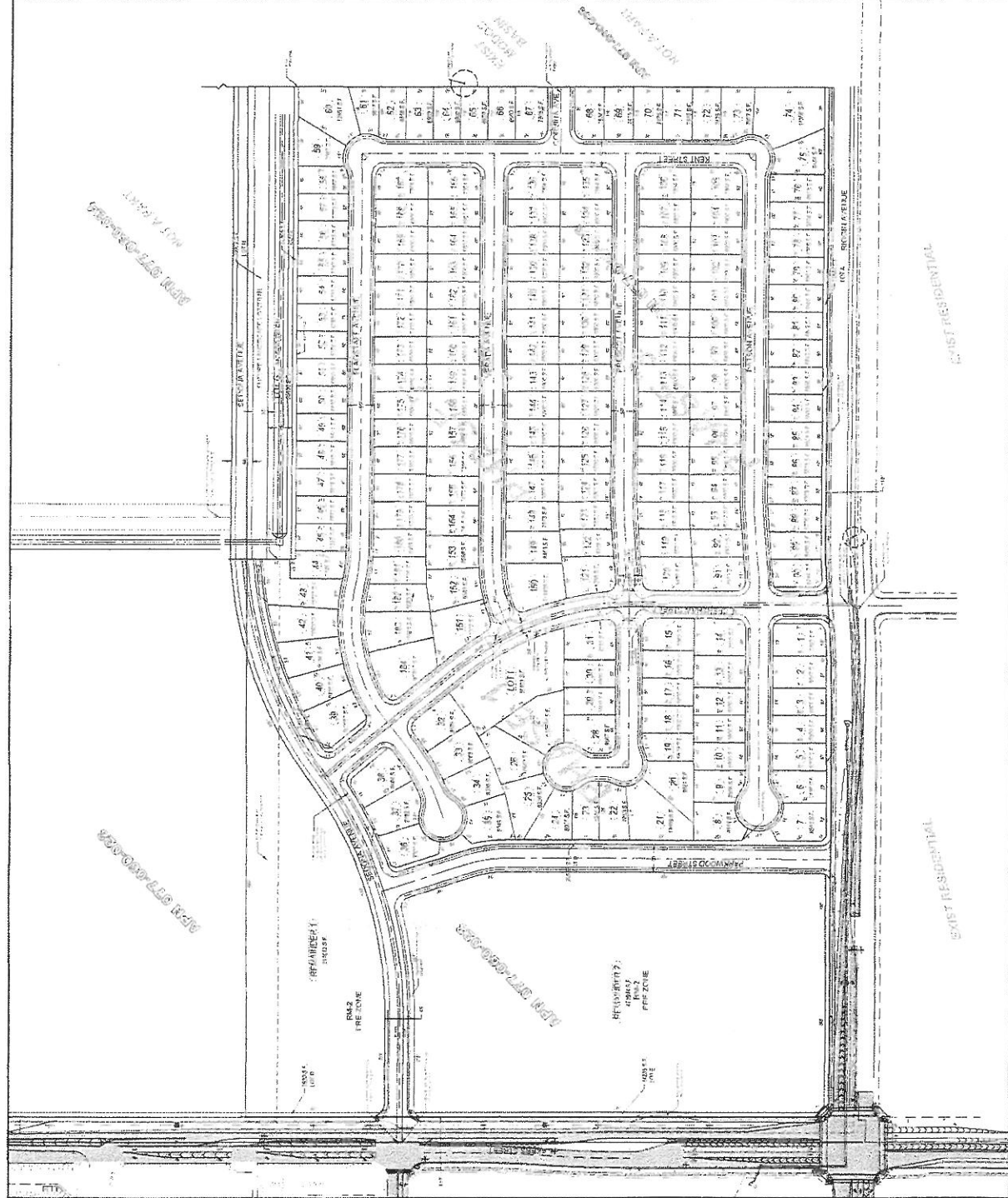


EXHIBIT B



#15442
TPM

#2

MEETING DATE: JULY 20, 2017
SITE PLAN NO. 17-138
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
 - During site plan design/policy concerns were identified, schedule a meeting with
 - Planning Engineering prior to resubmittal plans for Site Plan Review.
 - Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 - _____
 - HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: JULY 26, 2017

SITE PLAN NO.: 17-138
PROJECT TITLE: LOWERY WEST PARCEL MAP
DESCRIPTION: PARCEL MAP (X) (X)
APPLICANT: AINLEY MATT
PROP. OWNER: RITCHIE LARRY J
LOCATION: NEC RIGGIN & AKERS
APN: 077-060-006

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (Indicated by checked boxes)

- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide _____ wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-138
Date: 7/26/2017

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:7/1/2017)
(Project type for fee rates:PARCEL MAP)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
-----------------	-----------------

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

Park Acquisition Fee

Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

Waterways Acquisition Fee

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:	Building	Landscaping
A. Front	15 Feet	15 Feet
B. Front Garage (garage w/door to street)	22 Feet	22 Feet
C. Side	5 Feet	5 Feet
D. Street side on corner lot	10 Feet	10 Feet
E. Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)
Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

ITEM NO: 2

DATE: July 26, 2017

SITE PLAN NO: SPR17138
PROJECT TITLE: LOWERY WEST PARCEL MAP
DESCRIPTION: PARCEL MAP (X) (X)
APPLICANT: AINLEY MATT
PROP OWNER: RITCHIE LARRY J
LOCATION: NE CORNER OF AKERS AND RIGGIN
APN(S): 077-060-006

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

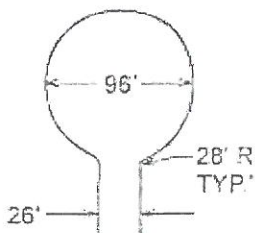
- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

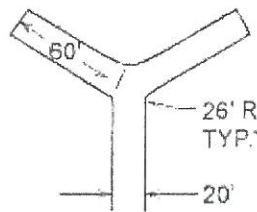
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

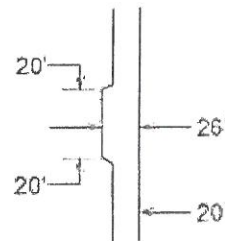
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



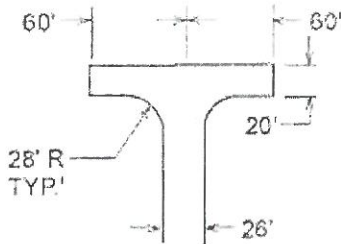
96' DIAMETER
CUL-DE-SAC



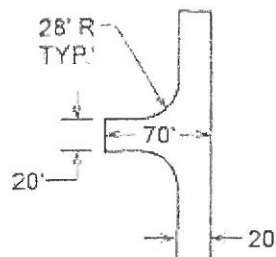
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. *2013 CFC 503.3/ D103.6*

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

City of Visalia
Building: Site Plan
Review Comments


ITEM NO: 2 DATE: July 26, 2017
SITE PLAN NO: SPR17138
PROJECT TITLE: LOWERY WEST PARCEL MAP
DESCRIPTION: PARCEL MAP (X) (X)
APPLICANT: AINLEY MATT
PROP OWNER: RITCHIE LARRY J
LOCATION: NE CORNER OF AKERS AND RIGGIN
APN(S): 077-060-006

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
- For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____



Signature Date: 7/26/17

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

17-138
#

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated 16-06
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, including the front concrete pad.
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

CITY OF VISALIA
315 E. ACEQUIA STREET
VISALIA, CA 93291

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: Annexation No. 2016-02, General Plan Amendment (GPA) 2016-10 and Tentative Subdivision Map No. 5557 (Lowery West Annexation)

Project Description: The project proponents are requesting to annex and subdivide 66.2 acres, and to amend the General Plan Land Use Map to include the annexation site in the Tier 1 Urban Growth Boundary, and to remove an adjacent 58-acre site from the Tier 1 Growth Boundary, herein referred to as the project. The project area is located in the County of Tulare.

Lowery West Annexation No. 2016-02: A request by Harvey May & 4-Creeks, Inc. to annex two parcels totaling 66.2 acres into the City limits of Visalia, and to detach from Tulare County Service Area No.1. Upon annexation, approximately 50.4 acres of the site would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The remaining approximately 15.8 acres parcel would be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Medium Density Residential. The site is located on the northeast corner of North Akers Street and West Riggan Avenue (APNs: 077-060-006 and 077-060-028).

General Plan Amendment GPA 2016-10: A Request by Harvey May & 4-Creeks, Inc. to amend the General Plan Land Use Map by revising the Tier 1 and Tier 2 Growth Boundaries to move a 66.2-acre site from the Tier 2 Growth Boundary to the Tier 1 Growth Boundary; and, to move a 58-acre site from the Tier 1 Growth Boundary to the Tier 2 Growth Boundary. The affected sites are located generally near the northeast corner of North Akers Street and West Riggan Avenue, and south of West Riverway Drive (APN's 077-060-006, 077-060-023, 077-060-024 (partial), and 077-060-028).

Lowery West Tentative Subdivision Map No. 5557: A request by Harvey May & 4-Creeks, Inc. to subdivide 50.4 acres into a 184-lot single-family residential subdivision, and a 15.77 remainder parcel. The 50.4-acre portion is proposed to be zoned R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) upon annexation into the City of Visalia. The 15.8-acre remainder parcel is proposed to be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit) upon annexation into the City of Visalia. The site is located on the northeast corner of North Akers Street and West Riggan Avenue (APNs: 077-060-006 and 077-060-028).

Project Location: The 66.2-acre project site (requested for annexation and designation in Tier 1) is located on the northeast corner of Akers Street and Riggan Avenue (APNs 077-060-006 and 077-060-028). The 58-acre site (requested for re-designation from Tier 1 to Tier 2) is located approximately 1,800 feet northeast of the northeast corner of Akers St. and Riggan Ave., and south of Riverway Drive (Aps 077-060-023 and 077-060-024 (partial)).

Contact Person: Paul Scheibel, AICP, Principal Planner Phone: (559) 713-4369

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2016-63 has not identified any significant, adverse environmental impact(s) that may occur because of the project that cannot be mitigated to a level of non-significance. Mitigation measures to be applied to this project are as follows:

MITIGATED NEGATIVE DECLARATION

Project Title: Annexation No. 2016-02, GPA 2016-10, and Tentative Subdivision Map No. 5557

Project Description: The project proponents are requesting to annex and subdivide 66.2 acres, and to amend the General Plan Land Use Map to include the annexation site in the Tier 1 Urban Growth Boundary, and to remove an adjacent 58-acre site from the Tier 1 Growth Boundary, herein referred to as the project. The project area is located in the County of Tulare.

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General Plan Amendment GPA 2016-10: A Request by Harvey May & 4-Creeks, Inc. to amend the General Plan Land Use Map by revising the Tier 1 and Tier 2 Growth Boundaries to move a 66.2-acre site from the Tier 2 Growth Boundary to the Tier 1 Growth Boundary; and, to move a 58-acre site from the Tier 1 Growth Boundary to the Tier 2 Growth Boundary. The affected sites are located generally near the northeast corner of North Akers Street and West Riggin Avenue, and south of West Riverway Drive (APN's 077-060-006, 077-060-023, 077-060-024 (partial), and 077-060-028).

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No development entitlements beyond the tentative parcel map have been filed for the project. Future development plans will be subject to the City's Site Plan Review process and may be subject to further environmental and/or discretionary review.

Project Location: The 66.2-acre project site (requested for annexation and designation in Tier 1) is located on the northeast corner of Akers Street and Riggin Avenue (APNs 077-060-006 and 077-060-028). The 58-acre site (requested for re-designation from Tier 1 to Tier 2) is located approximately 1,800 feet northeast of the northeast corner of Akers St. and Riggin Ave., and south of Riverway Drive (Apns 077-060-023 and 077-060-024 (partial)).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	(X)
Traffic Impact Statement	()

DECLARATION OF NO SIGNIFICANT EFFECT:

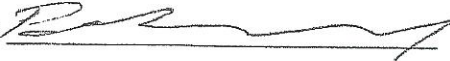
This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 2-17-17

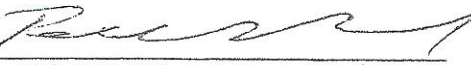
Review Period: 30 days

Mitigation Measure	Responsible Party	Timeline
<p>Cultural Resources Mitigation Measure 5.1: In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and , if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.</p>	<p>City and Project Applicant</p>	<p>Mitigation Measure 5.1 shall be included as an advisory condition in all grading permits issued for the project; and shall be enforced and carried out as part of the project development.</p>
<p>Tribal Cultural Resources Mitigation Measure 18.1: In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and , if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.</p>	<p>City and Project Applicant</p>	<p>Mitigation Measure 18.1 shall be included as an advisory condition in all grading permits issued for the project; and shall be enforced and carried out as part of the project development.</p>

Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Mitigated Negative Declaration will be accepted from February 21, 2017, to March 24, 2017.

Date: 2-17-17

Signed: 
 Paul Scheibel, AICP
 Environmental Coordinator
 City of Visalia

INITIAL STUDY

I. GENERAL

Lowery West Annexation No. 2016-02: A request by Harvey May & 4-Creeks, Inc. to annex two parcels totaling 66.2 acres into the City limits of Visalia, and to detach from Tulare County Service Area No.1. Upon annexation, approximately 50.4 acres of the site would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The remaining approximately 15.8 acres parcel would be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Medium Density Residential. The site is located on the northeast corner of North Akers Street and West Riggan Avenue (APNs: 077-060-006 and 077-060-028).

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B. Identification of the Environmental Setting:

The 66.2-acre project is located on the northeast corner of Akers Street and Riggan Avenue (APNs 077-060-006 and 077-060-028). The 58-acre site is located approximately 1,800 feet northeast of the northeast corner of Akers St. and Riggan Ave., and south of Riverway Drive (APNs 077-060-023 and 077-060-024 (partial)).

The surrounding uses are as follows:

APNs 077-060-006 and 077-060-028	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Mix of RLD and RMD	R-1-6 eastern 1/3, A-20 (Tulare County Zoning) western 2/3.	Modoc Ditch, orchards
South:	RLD	R-1-6	Riggan Ave., Single-family subdivision beyond
East:	C (Conservation)	QP (Quasi-Public)	Modoc Detention Basin
West:	P (Parks and Recreation) and PI (Public Institution)	Q-P (Quasi-Public)	Akers St., Vacant and new VUSD Middle School under construction beyond

APNs 077-060-023 and 077-060-024	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Community Node (Mix of RLD,RMD,PI, CN)	A-20	Orchards
South:	Mix of RLD and RMD	A-20	Orchards
East:	RLD (Low Density Residential)	R-1-6	Orchard
West:	RLD	A-20 (County)	Farm house and orchards

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon annexation and the development of the project area.

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, generally designates the project area as Residential. The Zoning Map, adopted in 1993, designates the proposed Annexation site as County zoning. If successfully annexed, the entire 66.2-acre parcel would be zoned R-1-6 and RM-2, which is consistent with the General Plan Land Use Designation of Low Density and Medium Density Residential, as noted in Table 9-1 Consistency Between the Plan and Zoning of the General Plan.

The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states, "allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram." The project is located in the Tier 2 UDB. However, GPA 2016-10 would amend the UDB to place this site in the Tier 1 UDB. In exchange, an adjacent 58-acre site, also owned by the project proponent, will be moved from the Tier 1 UDB to the Tier 2 UDB.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project that cannot be mitigated to a non-significant level. The City of Visalia Land Use Element, Circulation Element, Zoning and Subdivision Ordinances contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

To ensure that these requirements are met for the proposed project, the project shall be developed and shall operate in substantial compliance with the standard zoning and subdivision standards of the Visalia Municipal Code, and by the special conditions placed on the project through the City's discretionary authority.

The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts including, but not limited to light/glare, visibility screening, noise, biological, cultural, safety, and transportation mobility to eliminate and/or reduce potential impacts to a level of non-significance.

In addition to the codes and standards noted above, mitigation measures have been applied to the project as follows:

Mitigation Measure	Responsible Party	Timeline
Cultural Resources Mitigation Measure 5.1: In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and , if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.	City and Project Applicant	Mitigation Measure 5.1 shall be included as an advisory condition in all grading permits issued for the project; and shall be enforced and carried out as part of the project development.
Tribal Cultural Resources Mitigation Measure 18.1: In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and , if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.	City and Project Applicant	Mitigation Measure 18.1 shall be included as an advisory condition in all grading permits issued for the project; and shall be enforced and carried out as part of the project development.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The proposed project would be compatible with the General Plan, Zoning and Subdivision Ordinances as it relates to surrounding properties.

V. SUPPORTING DOCUMENTATION

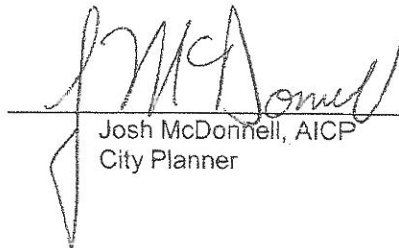
The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Annexation Exhibit, Lowery West Tentative Subdivision Map and Tier Boundary Exchange.
- Letter from Chairman Kenneth Woodrow, Eshom Valley Band of Indians/Wuksachi Tribe, dated 12/23/16.

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY



Paul Scheibel, AICP
Principal Planner



Josh McDonnell, AICP
City Planner

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal Annexation No. 2016-02, General Plan Amendment GPA 2016-10 & Tentative Subdivision Map No. 5557

NAME OF PROPONENT: Harvey May and 4-Creeks, Inc.

NAME OF AGENT: David Duda – 4Creeks, Inc.

Address of Proponent: 324 S. Santa Fe St., Ste. A,
 Visalia CA 93292

Address of Agent: 324 S. Santa Fe St. Ste. A
 Visalia CA 93292

Telephone Number: (559) 802-3052

Telephone Number: (559) 802-3052

Date of Review February 17, 2017

Lead Agency: City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
 3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 2 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest

Protocols adopted by the California Air Resources Board. Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 2 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 2 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 2 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 3 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 3 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local

coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XII. NOISE

Would the project:

- 2 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 2 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII. POPULATION AND HOUSING

Would the project:

- 2 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1 i) Fire protection?
- 1 ii) Police protection?
- 2 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XV. RECREATION

Would the project:

- 2 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 2 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the

county congestion management agency for designated roads or highways?

- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 1 f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 2 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 3 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

IX. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 3 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656. Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista, but views of the range will not be adversely impacted or significantly altered by the project.
- b. There are no scenic resources on the site.
- c. Future development plans will be subject to the City's Site Plan Review process and may be subject to further environmental and/or discretionary review. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project, when developed, will create new sources of light that are typical of urban development.

I. AGRICULTURAL RESOURCES

- a. The 66.2-acre annexation and development portion of the project is on property that is identified as Prime Farmland on maps prepared by the California Resources, and will involve the conversion of the property to non-agricultural use. The site was under Williamson Act Contract 03617, which was cancelled by notice of non-renewal in 2003.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area, which includes the subject property, into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether, the conversion of Important Farmland to urban uses cannot be directly mitigated. However, the General Plan contains multiple policies that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation, which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

The 66.2-acre annexation site is within the Urban Development Tier 2 Boundary, and is proposed to

be placed in the Tier 1 UDB by action of GPA 2016-10. Development of residential, commercial, and industrial lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier 1" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram. GPA 2016-10 proposes to place 58 acres of equally rated prime farmland that is currently in the Tier 1 UDB into the Tier 2 UDB. The 58-acre site is at a farther distance to existing urban development and infrastructure than that of the 66.2-acre annexation site. Consequently, the project would not have a significant impact on agricultural resources, although it would benefit the goal of facilitating compact urban development projecting from existing urban development, which was identified as a mitigating factor to preserving the viability of agricultural lands in or near the City of Visalia.

The project will be consistent with Policy LU-P-34 upon approval of GPA 2016-10. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier 1." The exchange of Tier boundaries with the 58-acre site adjacent to the north, which will place the 58-acre site into the Tier 2 UDB constitutes an approximately even offset of agricultural land being converted to immediate urban use.

- b. The 66.2-acre unincorporated portion of the project area has a County AE-20 zoning designation. The project is bordered by existing urban development to the south and west.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The proposed annexation and subdivision map will result in the conversion of farmland to a non-agricultural use. The City's General Plan designates this property for urban development by designating the site for Residential. In addition, the project proposes to locate the development project in the

City's Urban Development Tier 1 Boundary. Development of lands in Tier 1 may occur at any time consistent with the City's Land Use Diagram. The request to annex the project and subdivide the site is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

II. AIR QUALITY

- a. The project is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation, which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. Residences located near the proposed project may be intermittently exposed to pollutant concentrations due to construction activities. The use of construction equipment will be temporary and is subject to SJVAPCD rules and regulations. The impact is considered as less than significant.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

III. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use. In addition, staff conducted an on-site visit to the site in December 2016 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

Based on the above, the site has no known species

The Visalia General Plan and the CAP both include policies intended to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment, which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is one school located within one-quarter mile from the project (Ridgeview Middle School). There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites within one-quarter mile.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The project area is not located within two miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

VIII. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The

site, when developed, will meet the City's improvement standards for directing storm water runoff to existing City storm water drainage systems; consistent with the City's adopted City Storm Drain Master Plan.

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project will be served by a water lateral for domestic, irrigation, and fire protection use. California Water Service issued a Will Serve Letter, dated December 12, 2016, stating that water is available to serve the project. The determination of water availability shall remain valid for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone X, which indicates that the project site is not in a flood zone area.
- h. The project area is located within Zone X, which indicates that site is not in a flood zone area.
- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

IX. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The General Plan Land Use Diagram, adopted October 14, 2014, designates the 66.2-acre portion of the site as Residential. The 58-acre site to

identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

- b. There are no riparian habitats in the project area. Modoc Ditch is a confined waterway that is denuded of any vegetation and dredged regularly thus eliminating the potential to foster riparian habitat.
- c. There are no jurisdictional waterways on the project site.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the Visalia General Plan Update EIR for conversion to urban use.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local or regional habitat conservation plans for the area.

IV. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the project area. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.
- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the

proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations. In the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

V. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative wastewater disposal systems since sanitary sewer lines are used for the disposal of wastewater at this location.

VI. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of residences and long-term as a result of day-to-day operation of the proposed residences.

The City has prepared and adopted a Climate Action Plan (CAP), which includes baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

the north is also designated Residential. The project includes a request to annex the 66.2-acre portion that is currently in unincorporated Tulare County. The project also proposes GPA 2016-10 to exchange the Tier Boundary designations between the two properties. The 66.2-acre site would be placed in Tier 1 UDB, the 58-acre site would be placed in Tier 2 UDB. If GPA 2016-10 is approved, the project will be consistent with General Plan Land Use policies that encourage concentric growth, avoiding pre-mature conversion of farmland and maintaining the viability of existing farmland by avoiding potential conflicts between agricultural production and urban uses.

- b. The project will not physically divide an established community. The General Plan Land Use Diagram, adopted October 14, 2014, designates the entire project area as Residential. There are no uses in the area that will directly conflict with the proposed residential development of the project area.

The Visalia General Plan contains multiple policies, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- c. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as it is located on a vacant dirt lot with no significant natural habitat present.

X. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XI. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise levels will increase temporarily during the construction of these facilities but shall remain within the noise limits and restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. Ambient noise levels will increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.

- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is not within two miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XII. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIII. PUBLIC SERVICES

- a.
 - i. Fire protection facilities are located at the Visalia Station 55 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's

proportionate impact on these facilities.

- iii. The project will generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts. The project includes residential units that will create a need for park facilities.
- iv. Other public facilities can adequately serve the site without a need for alteration.

XIV. RECREATION

- a. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XV. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVI. UTILITIES AND SERVICE SYSTEMS

- a. Future development of the site will connect to, and/or extended existing City sanitary sewer lines, consistent with the City Sewer Master Plan.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion

of existing facilities, the construction of which could cause significant environmental effects.

- c. There are currently stubbed storm drain lines in Akers and Riggan. The project, when developed, will be required to extend these storm drain lines connecting to the existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines shall be consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site. California Water Service issued a Will Serve Letter, dated December 12, 2016, stating that water is available to serve the project. The determination of water availability shall remain voided for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. Further:

- a. The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b. The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency

shall consider the significance of the resource to a California Native American tribe.

with Tulare County Museum, Coroner, and other appropriate agencies and interested parties.

The EIR (SCH 2010041078) for the 2014 General Plan update included a thorough review of sacred lands files through the California Native American Heritage Commission. The sacred lands file did not contain any known cultural resources information for the Visalia Planning Area.

Additionally, invitations for early consultation were sent to the five Tribes with a historic presence in the Visalia Planning Area. The Tribal representative of the Wuksachi Tribe requested formal consultation pursuant to AB 52. Following extended conversations and an onsite visit conducted on January 19, 2017, no specific concerns relative to the project site or surrounding areas were identified. No further information was received from the Tribal representative. Consequently, the City, acting as the Lead Agency determined that mitigation measures requiring stop work and expert review and clearance of potential resources uncovered during grading operations is adequate to mitigate potentialities as suggested by the Tribal representative.

Mitigation Measure 18.1 has been added to this MND and will be included as project conditions of approval. These measures require that, in the event that potentially significant cultural resources are discovered during ground disturbing activities associated with project preparation, construction, or completion, work shall halt in that area until a qualified Native American Tribal observer, archeologist, or paleontologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures in consultation

IXX MANDATORY FINDINGS OF SIGNIFICANCE

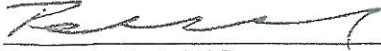
- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

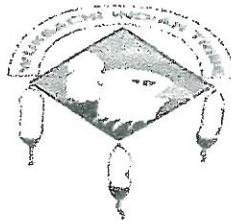
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program

Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Paul Scheibel, AICP
Environmental Coordinator

February 21, 2017
Date



12/23/2016
Susan Currie
Planner assistant
City of Visalia
315 E Acequia Ave
Visalia, Ca 93291

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b), (d) and (e) for Lowery west annexation No 2016-02. General plan amendment GPA 2016-10 Lowery West Tentative Subdivision Map No 5557

Dear Susan Currier:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the above referenced project. The Wuksachi Indian Tribe, requested formal notice and information for all projects within your agency's geographical jurisdiction and received notification on December 122016 regarding the above referenced project.

The Wuksachi Indian Tribe, Requests consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

- Alternatives to the project
- Recommended mitigation measures
- Significant effects of the project

The Wuksachi Indian Tribe also requests consultation on the following Discretionary topics checked below (Public Resources Code section 210803.2(, subd. (a):

- Type of environmental review necessary
- Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources
- Significance of the project's impacts on tribal cultural resources
- Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:
 1. (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;

2. (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:
 1. Protecting the cultural character and integrity of the resource;
 2. Protection the traditional use of the resource; and
 3. Protecting the confidentiality of the resource.
3. (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
4. (4) Protecting the resource.

Additionally, The Wuksachi Indian tribe would like to receive any cultural Resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.
2. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The request form can be found at <http://www.nahc.ca.gov/isif/request.html>.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The Wuksachi Indian Tribe., expects to begin consultation within 30 days of your receipt of this letter. Please contact The Wuksachi Indian Tribe lead contact person identified in the attached request for notification.

Kenneth Woodrow
Chair Wuksachi Indian Tribe.
1179 Rockhaven Ct
Salinas Ca 93906

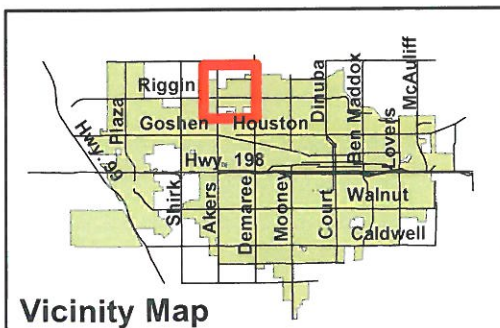
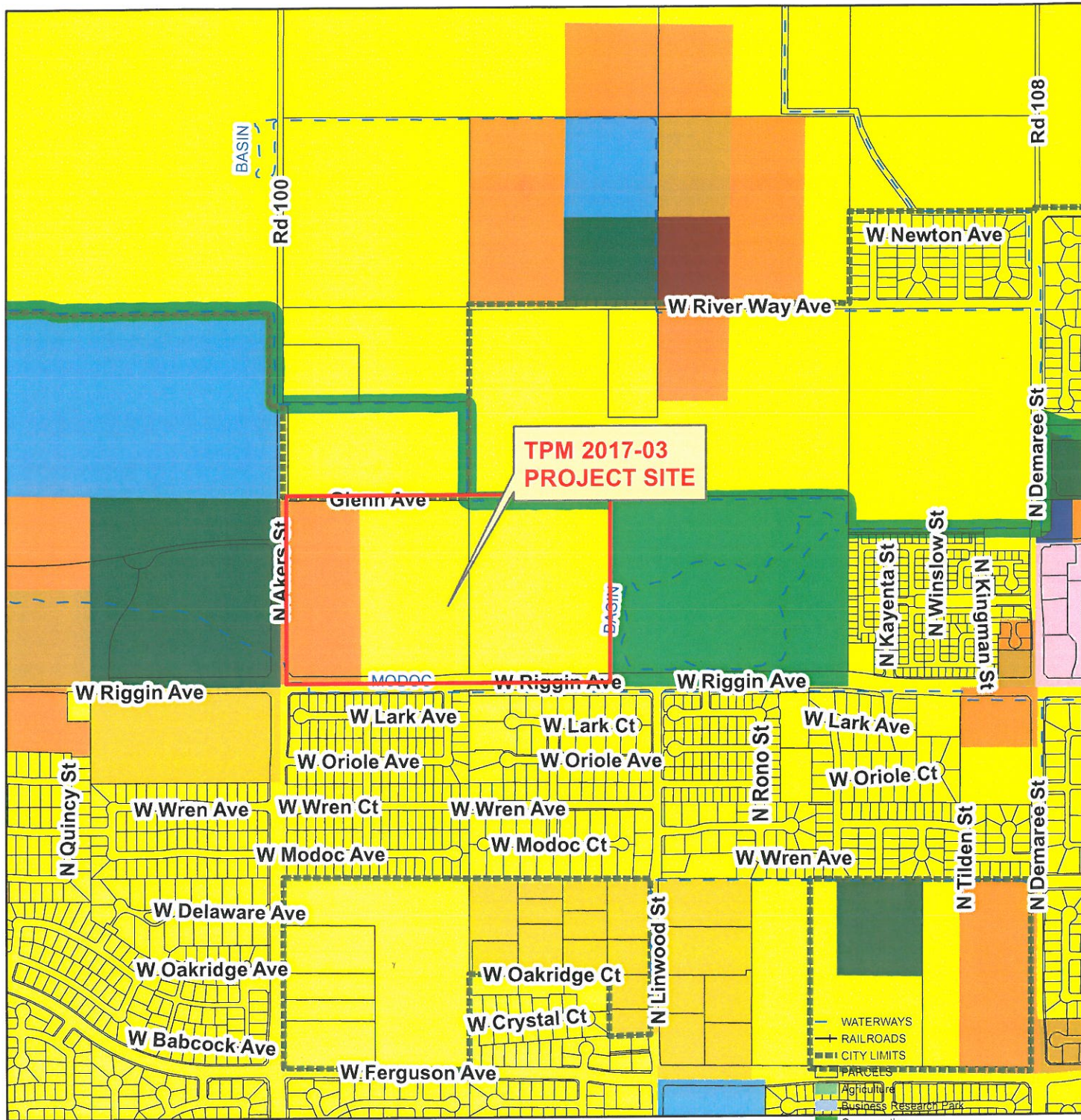
831-443-9702
Kwood8934@aol.com

Cordially yours,



Kenneth Woodrow
Chair Wuksachi Indian

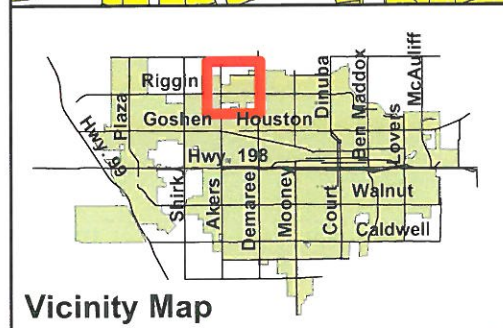
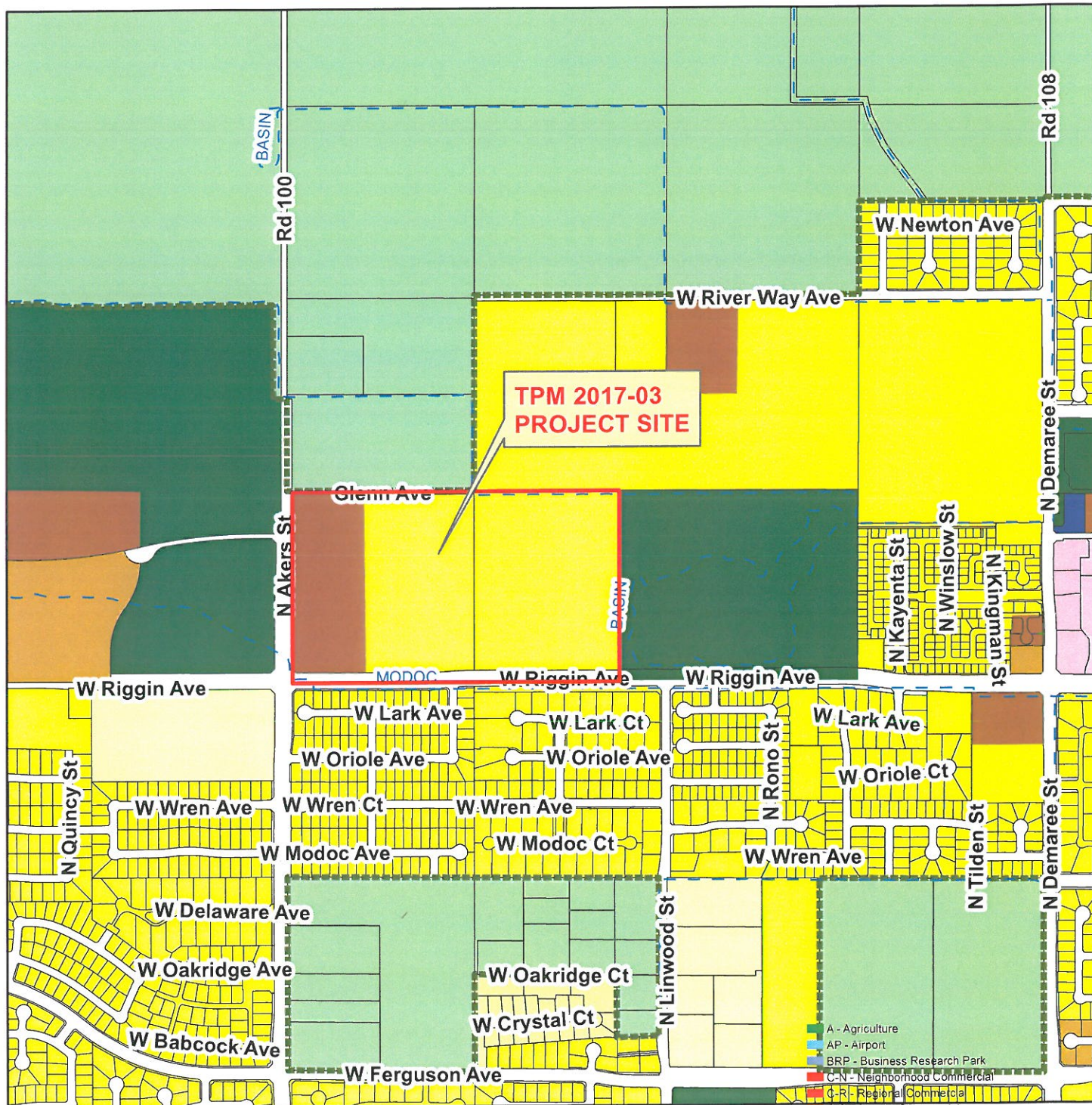
CC: Native American Heritage Commission



General Plan Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- Agriculture
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density

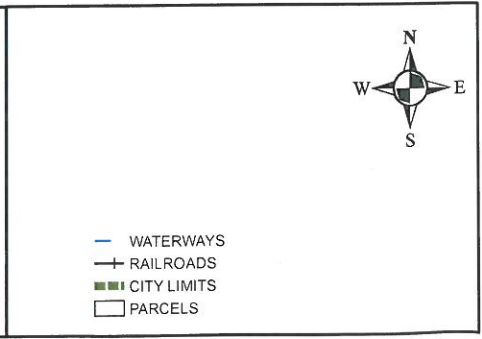
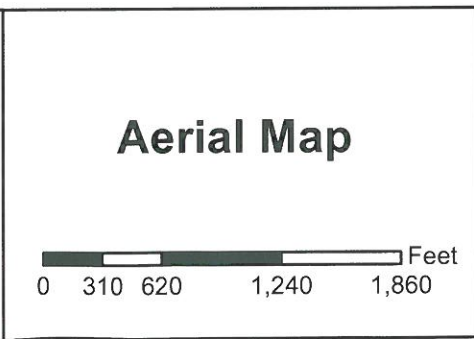
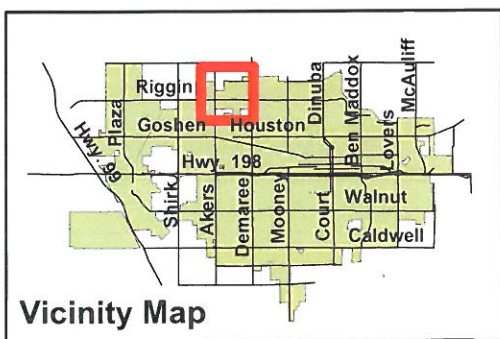


Zoning Map



- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU - Mixed Use Downtown
- I - Industrial
- I-L - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site Area
- R-1-12.5 - 12,500 SF Min Site Area
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- R-M-3 - 1,200 SF Min Site Area
- X - County Areas





TPM 2017-03

