



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

CONNIE CONWAY
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: February 12, 2008

Public Hearing Required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Published Notice Required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Advertised Published Notice	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>						

CONTACT PERSON: Celeste Perez PHONE: 559-733-6291

SUBJECT: Consideration of Tentative Subdivision Map for Tract No. TM 795 for George Costa

REQUEST(S):

That the Board of Supervisors:

1. Hold a Public Hearing regarding consideration of Tentative Subdivision Map for Tract No. TM 795, with exceptions pertaining to the requirement for curbs and gutters in non-mountainous areas and maximum cul-de-sac length, submitted by George Costa, 33221 Globe Drive, Springville, CA 93265, located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville.
2. Adopt by reference the findings as set forth in Planning Commission Resolution No. 8288;
3. Find there is no substantial evidence that said Tentative Subdivision will have a significant effect on the environment and certify the Negative Declaration prepared for the project in compliance with the California Environmental Quality Act of 1970, as amended;
4. Approve the tentative map for Tract 795 with exceptions pertaining to maximum cul-de-sac length, subject to the conditions recommended by the Planning Commission in Resolution No. 8288;

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5. Direct the Clerk of the Board of Supervisors to return the Notice of Determination to the Resource Management Agency for future filing with the Recorder Clerk.

SUMMARY:

George Costa (Agent: Cyrus Development Company, LLC) proposes a single family residential subdivision of 27.72 acres into 25 residential lots in the PD-F-M (Planned Development – Foothill Combining - Special Mobilehome) Zone. Also requested is an exception to the Subdivision Ordinance: Section 7-01-1280(a) pertaining to maximum cul-de-sac length. The site is located on the west side of Globe Drive, approximately one mile south of State Highway 190, southwest of Springville.

Lot sizes range from 18,744 sq. ft. to 31,257 sq. ft., with an average lot size of 22,850 sq. ft. Water supply will be from a common well to be regulated by the County as a Community Water System. Sewage disposal will be by individual septic tank/leach line systems. The subdivision is proposed as a private gated community and as such, will be served by private streets and drainage facilities to be maintained by a Home Owners Association. Hence, assessment districts for the proposed maintenance of internal streets and drainage are not recommended. All of the proposed commonly held improvements, including the open landscaped areas, the private streets, the fencing, drainage areas, community water system, the fire hydrant system, and the gated/key pad entry/security improvements and device will be maintained by the Home Owners Association.

The tentative map proposal includes an Exception to Section 7-01-1280(a) pertaining to maximum cul-de-sac length. The private road ending in a cul-de-sac is approximately 2,450 feet in length, which exceeds the maximum length of 660 feet required in non-mountainous areas. The exception has been determined to be appropriate for the relatively small, private, gated community. (see attached Staff Report and Environmental Document)

The proposed subdivision map was presented at the regular Planning Commission Meeting on October 24, 2007 and November 28, 2007. At the October 24th meeting, James Winton, agent representative, and George Costa, applicant, spoke in favor of the project and several adjacent property owners spoke in opposition to the proposal. At the November 28th, meeting, staff addressed the concerns of adjacent property owners to the satisfaction of the Commission and public testimony was closed. The Commission requested that additional information be presented in regard to a possible package sewage treatment system, larger lot design, relocation of main entrance and the evaluation of adequacy of the environmental document. The hearing was continued to December 12, 2007. At the December 12th meeting, discussion ensued regarding previous comments/concerns by the Commission, which were resolved to the satisfaction of the majority of the Commission. The Planning Commission recommended approval of TM 795, with the exception by Resolution No. 8288. (see attached memorandum to Planning Commission dated November 28,

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2007 and December 12, 2007).

FISCAL IMPACT/FINANCING:

No Net County Costs. All costs associated with the processing of TM 795 are paid by the applicant, including staff's time.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Approval of the Vesting Tentative Subdivision Map (TM 795) is linked to two initiatives of Tulare County's Strategic Business Plan: Economic Well-Being and Quality of Life, because it is orderly growth in compliance with the general plan (Foothill Growth Management Plan) and provides needed housing, as stated in the 2003 Housing Element.

ALTERNATIVES:

Your Board could approve the subdivision, including the exception, with modified conditions of approval or deny the subdivision if grounds for denial under Government Code Section 66474 can be shown.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

See consultation referral list in staff report.

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George Costa
DATE: February 12, 2008

ADMINISTRATIVE SIGN-OFF:


George E. Finney
Assistant Director, Planning Branch


Henry Hash
Resource Management Agency Director

cc: Auditor/Controller
County Counsel
County Administrative Office (2)
George Costa, 33221 Globe Drive, Springville, CA 93265
Cyrrus Development Company, 16412 Mustang Drive, Springville, CA 93265
James Winton & Associates, 150 West Morton, Porterville, CA 93257

Attachment A – Draft Resolution to approve TM 795
Attachment B – Planning Commission Resolution 8288 for TM 795
Attachment C – Staff Report and Initial Study for TM 795
Attachment D – Soils/Water Investigation Report
Attachment E – Biologic Assessment of Plants and Wildlife
Attachment F – Memorandum to Planning Commission dated November 28, 2007
Attachment G – Memorandum to Planning Commission dated December 12, 2007
Attachment H – Correspondence

ATTACHMENT A

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

IN THE MATTER OF CONSIDERATION)
OF TENTATIVE SUBDIVISION MAP) RESOLUTION NO.
NO. 795 FOR GEORGE COSTA)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD
OF SUPERVISORS, AT AN OFFICIAL MEETING HELD ON THE 12TH DAY OF
FEBRUARY, 2008, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS

NOES:

ABSTAIN:

ABSENT:

ATTEST: JEAN ROUSSEAU
 COUNTY ADMINISTRATIVE
 OFFICER/CLERK OF THE BOARD OF
 SUPERVISORS

BY: _____

* * * * *

1. Held a Public Hearing regarding consideration of Tentative Subdivision Map for Tract No. TM 795, with exceptions pertaining to the requirement for curbs and gutters in non-mountainous areas and maximum cul-de-sac length, submitted by George Costa, 33221 Globe Drive, Springville, CA 93265, located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville.
2. Adopted by reference the findings as set forth in Planning Commission Resolution No. 8288;
3. Found there is no substantial evidence that said Tentative Subdivision will have a significant effect on the environment and certify the Negative Declaration prepared for the project in compliance with the California Environmental Quality Act of 1970, as amended;
4. Approved the tentative map for Tract 795 with an exception pertaining to maximum cul-de-sac length, subject to the conditions recommended by the Planning Commission in Resolution No. 8288;
5. Directed the Clerk of the Board of Supervisors to return the Notice of Determination to the Resource Management Agency for future filing with the Clerk Recorder.

ATTACHMENT B

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE)

RESOLUTION NO. 8288

SUBDIVISION TRACT NO. TM 795/PSR)

Resolution of the Planning Commission of the County of Tulare recommending the Board of Supervisors approve Tentative Subdivision Tract No. TM 795/PSR with exceptions pertaining to the requirement for curbs and gutters in non-mountainous areas and maximum cul-de-sac length, submitted by George Costa, 33221 Globe Drive, Springville, CA 93265 (Agent: Cyrrus Development Company, LLC), located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville.

WHEREAS, a tentative map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 (formerly Sections 7000-7125) of the Ordinance Code of the County of Tulare pertaining to the subdivision of land, and

WHEREAS, staff has conducted such investigations and surveys of fact bearing upon the proposed subdivision to assure action consistent with the purposes of Sections 7-01-1000 to 7-01-2850 (formerly Sections 7000-7125) of the Ordinance Code of Tulare County and the State Subdivision Map Act, and prepared a written report (made a part hereof), and

WHEREAS, staff recommended approval of this Tentative Subdivision subject to conditions, and

WHEREAS, public hearings were held and public testimony was received and recorded at regular meetings of the Planning Commission on October 24, 2007 and November 28, 2007, and

WHEREAS, at those meetings of the Planning Commission, public testimony was received and recorded from George Costa, applicant, and from James Winton, agent, in support of the proposal, and from several adjacent property owners in opposition to the proposal, who expressed their concerns regarding an inadequate project description, lack of timely noticing, water quality and quantity, drainage, soils, lining for the ponds, traffic, environmental effects, block wall along Globe Drive, aesthetics and Globe Drive as a scenic road, lot size and density, fire protection, and inconsistency with existing development in the Springville area, and

WHEREAS, at the November 28, 2007 meeting of the Planning Commission, the public hearing was closed and the Planning Commission continued the tentative map to December 12, 2007, for additional information regarding options for sewage disposal, consideration of larger lots, possible relocation of the main entrance further north, and evaluation of adequacy of the environmental document; and directed the preparation of findings for denial, and

WHEREAS, at the December 12, 2007 meeting, in lieu of denial, the following issues were discussed and resolved to the satisfaction of the Planning Commission:

Regarding sewage disposal – A package sewage disposal treatment facility is not feasible for a small subdivision. Each septic tank-leach line system will be engineered designed, reviewed, and approved by the Environmental Health Division prior to building permit issuance.

Regarding larger lot design – The proposal meets the requirements of the Foothill Growth Development Plan. The minimum lot size requirement is 12,500 sq. ft. The proposed lots range from 18,744 sq. ft. to 31,257 sq. ft.

Regarding relocation of the main entrance further north – The applicant indicated they are open to that possibility and will present an option to the RMA Engineering Division for review and consideration.

Regarding the inadequacy of the environmental document – Appropriate research, including the studies prepared for the proposal, indicate that the Negative Declaration prepared for the project adequately addresses possible environmental impacts.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission hereby certifies that the Planning Commission has reviewed and considered the information contained in the Negative Declaration for said subdivision in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act of 1970 prior to taking action on the project.

B. This Planning Commission determined that there is no substantial evidence that the Tentative Subdivision will have a significant effect on the environment, and that the Negative Declaration reflects the independent judgment of the County, and is recommended for adoption.

C. This Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this Tentative Subdivision project:

1. The applicant has requested to divide 27.72 acres into 25 lots, ranging in size from 18,744 sq. ft. to 31,257 sq. ft. The average lot size is 22,850 sq. ft. The subdivision, known as “Costa’s Lake Estates,” will be a private, gated community.
2. The site is located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville; generally described as a portion of Section 22, Township 21 South, Range 29, East, MDB&M; APN’s 284-610-08 & 09.
3. The 1981 Tulare County Foothill Growth Management Plan (FGMP) designates the site as being within the Tule River Development Corridor. The Development Corridors are defined as “...that portion of the foothill region that is potentially suitable for land uses of a rural or urban nature.” Development Standards have been adopted to implement the policies of the FGMP within the Development Corridors. No specific density of development was established; rather, density is based on constraints, such as slope, access, and water availability. The subject site is located outside of any adopted urban boundary. The Open Space Element is superseded by the FGMP. The subject site is located outside of any noise-impacted corridor identified in the 1988 Noise Element.
4. The 2003 Housing Element identifies a housing need of approximately 2,250 additional single-family residences in the unincorporated areas of the County. This proposed project contributes 25 new residences toward meeting this anticipated need.

5. Based upon review of applicable elements and components, the proposed project can be found to be consistent with the General Plan.
6. The subject site is zoned PD-F-M (Planned Development-Foothill-Mobilehome) and contains a single family residence, occupied by the property owner, and a commercial recreational facility, including fishing ponds, picnic areas, campsites (30 motor home sites with hookups and 40 additional campsites). The camping/recreation facility has been at this location since 1975. Surrounding properties are zoned PD-F-M and R-A-43 (Rural Residential – 43,000 sq. ft. minimum) and contain rural residential development and open space.
7. The purpose of the PD Zone is to provide for design and flexibility in single-family, multi-family, commercial, professional, industrial and mixed-use developments, stimulate a more desirable living and working environment, encourage innovative and creative approaches to land use and development, provide a means to reduce development costs, conserve natural features and open space, and implement general and specific plans which require a planned development approach. Lot design is based on site-specific constraints. The PD Overlay requires approval of preliminary and final site plans.

The F Zone is a combining zone for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan. The purpose of this zone is to provide for flexible and streamlined processing procedure for review and approval of development proposals in the Foothill region of the County. This zone allows development within the foothills, which vary in density and which takes into account the physical limitations, visual amenities and natural resources of the foothills. This zone is to also implement the goals, objectives, policies and development standards set forth in the Foothill Growth Management Plan.

The M Zone is a combining zone and applied only to properties in conjunction with the R-A, R-1, PD-F, and MR Zones to provide for mobilehomes.

8. The site will contain 25 single-family residential lots, ranging in size from 18,744 sq. ft. to 31,257 sq. ft. The average lot size is 22,850 sq. ft. The overall density is .9 units per gross acre. The project will be developed in two phases: Phase One will include development of Lots 1-15 and Phase Two will include development of Lots 16-25.
9. The PD-F-M Zone was applied to the site by Ordinance No. 2445, adopted by the Board of Supervisors on October 6, 1981. The subject site was created by Tentative Parcel Map PPM 78-270, approved July 25, 1978. Special Use Permit No. 77-037 was approved by the Planning Commission on September 14, 1977, which allowed for the establishment of a recreational campground on the subject site. An amendment was approved by the Planning Commission on July 11, 1979, which allowed for the establishment of a recreational vehicle campground on a portion of the subject site. The applicant will withdraw the Special Use Permit prior to recording the final map.

10. A preliminary site plan for the subdivision (PRE 06-029) was reviewed and approved by the Site Plan Review Committee on February 2, 2007 (Resolution 07-28), for the creation of 25 residential lots on the 27.72-acre subject site.
11. A Biological Assessment of Vegetation and Wildlife was prepared by Paul Pruett & Associates, dated June 3, 2007, for the 27-acre subject site concluding that no evidence of sensitive plant or animal species were found on the subject site and that no riparian habitat or wetlands exist on the site. The report concluded that, "We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat. We conclude that no significant direct or indirect impacts to any endangered, threatened, candidate or sensitive species will result if normal sensitive species avoidance techniques are observed." (see COA No. 28)
12. A Soils Investigation Report, for the subject site, was prepared by Consolidated Testing Laboratories, Inc., dated May 30, 2007. The conclusion of the report indicated that, "Based on field and laboratory test data and engineering analyses, the site is suitable for the proposed construction..." It was recommended that the lake areas be lined, which is required by conditions of approval. (see COA No. 12)
13. The subdivider has filed two exceptions to the Subdivision Ordinance for the design and improvement standards established in Sections 7-01-1235 and 7-01-1280. The requirements pertain to curb and gutter and maximum cul-de-sac length. Because the subdivision will be a relatively small, private, and gated community, the exceptions are appropriate for the project and will maintain consistency with other subdivision developments within the Tule River Development Corridor. Findings for approval of exceptions include:
 - There are special circumstances or conditions affecting the property. *The subject property is within the Tule River Development Corridor of the Foothill Growth Management Plan where innovative lot design and working with the natural topography are to be encouraged. It is the applicant's intent to create a development emphasizing privacy and security. The private road serving the subdivision shall be improved to the FGMP standard for a two-way residential street with an Average Daily Traffic (ADT) not to exceed 400. The ADT for the subdivision is approximately 237.*
 - The exception is appropriate for the proper design and/or function of the division of land. *The subject site and surrounding areas are characterized by rural residential densities. The size of the lots and the on-site soils indicate that individual storm water drainage retention for each lot is appropriate for rural residential development. The secondary access gate has been approved by the Tulare County Fire Department as sufficient to provide adequate access for emergency vehicles. Alternative measures are incorporated into the FGMP which provide for the design provisions for these rural lots, which are better suited to the area and topography. The design does not impair the proper function of the lots or the road.*

- The granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated. *All provisions under the FGMP are designed so that there will be no detriment to the public welfare or injurious to other property in the area. Conditions of approval have been incorporated into the project to assure no significant impacts occur.*
 - The granting of the exception is in accordance with the purposes prescribed in Article I of the Ordinance Code of the County of Tulare and the Subdivision Map Act. *The proposed project will provide lots of sufficient size and appropriate design for rural residential development; will provide streets of adequate capacity which are designed to minimize safety hazards; will provide the water supply, storm drainage, and sewage disposal systems needed for public health and safety; and will ensure the costs of providing improvements are borne by the subdivider. The exceptions will provide for development of the subdivision so that design and improvement standards meet the intent of State law and local ordinance.*
 - ~~The granting of the exception is consistent with the General Plan. The FGMP has established standards for development which have been determined appropriate for rural development within this area. The submission of drainage plans will ensure that the drainage patterns for the development will prevent contamination and sedimentation. Adequate fire protection measures have been incorporated into the proposed development to ensure the public health and safety. All the proposed development on this site meets the development standards, and is therefore consistent with the General Plan.~~
14. Sewage disposal will be provided by on-site septic systems that will be engineer designed, based on a worst-case scenario utilizing soil borings and percolation tests which have been performed on the site.
 15. Domestic water will be provided by a "Community Public Water System" that will be regulated by the County. Well(s) serving the subdivision will be located in the designated open space or be a separate well lot.
 16. A Homeowners Association shall be formed for the subdivision which shall be responsible for long-term maintenance of all commonly held areas including, but not limited to, landscaping, signage, the community well system, the open space/lake areas, the entrance gate, and the private streets.
 17. A Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act of 1970, as amended, and approved by the Environmental Assessment Officer for public review indicating that the project will not have a significant effect on the environment.
- D. This Planning Commission further determined that the proposed subdivision project, together with the provisions for its design and improvements is consistent with the Tulare County General Plan, as amended, and

E. This Planning Commission, after considering all evidence presented, found that approval of said tentative subdivision map will promote the orderly growth of the County and will assure the health, safety and welfare of the people of the County.

AND, BE IT FURTHER RESOLVED as follows:

A. The Planning Commission hereby recommends that the Board of Supervisors find that said subdivision map will not have a significant effect and certify that a Negative Declaration has been completed in compliance with the California Environmental Quality Act of 1970 and The State Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended.

B. This Commission hereby recommends that the Board of Supervisors approve Tentative Subdivision Tract No. TM 795/PSR subject to the following conditions:

1. All public improvements (road, water systems, fire hydrants, and other improvements) serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards, unless and except as such standards are modified within. The roads shall be improved to the FGMP standard for a two-way residential street with an ADT not to exceed 400.
2. All water mains, storm drains and related infrastructure shall be located within road rights-of-way.
3. All utility easements shall be shown on the final map.
4. Additional right-of-way shall be dedicated to the County in the amount of ten (10) feet along the west side of Globe Drive across the subdivision frontage. Said dedication shall be in the form of a grant of easement shown on the final map.
5. All water, gas, electric, telephone, cable television, storm drain, and related infrastructure to be extended along any road in the subdivision, or adjacent to the subdivision, shall be constructed prior to surfacing of roads.
6. The subdivider shall make all necessary arrangements for the relocation of all overhead and underground utility facilities that interfere with any improvement work required of this subdivision. In addition, the subdivider shall make all necessary arrangements with the public utility company for the cost of relocating such facilities, as no relocation costs will be borne by the County.
7. The subdivider shall be responsible for the cost of materials and installation for street name and traffic signs at locations recommended by the County Engineer.
8. A drainage and erosion control plan for driveways and building pads prepared by a registered civil engineer shall be submitted to and reviewed and approved by the Resource Management Agency prior to issuance of building permits and prior to commencement of grading or any construction. Such drainage plan shall clearly show the following information:
 - a. Existing and proposed contours for the entire project site
 - b. All off-site flows reaching and potentially impacting the project
 - c. Storm drain plans as required
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.

9. The subdivider or his contractor shall obtain all necessary encroachment permits from the Tulare County RMA before performing work within the County road rights-of-way of Globe Drive.
10. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading of the storm drainage improvements and site grading shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map.
11. A registered civil engineer will be required to prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, lot grading, road improvement details, storm drainage system details, sewer and water system details, street light locations, street sign locations, utility relocations and any other details relevant to constructing the improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.
12. The community lake(s) shall be lined to prevent the inundation of lake water into the surrounding parcels. The chosen design for the lining shall be reviewed and approved by the Resource Management Agency Engineering Branch and the Tulare County Environmental Health & Human Services Agency prior to installation.
13. A soils report (foundation investigation) for the expansive properties of the building pads shall be prepared by a person licensed to practice soil engineering and submitted to and approved by the Resource Management Agency – Engineering Division, prior to issuance of building permits.
14. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Specialist or Registered Engineering Geologist. The specifications and engineering data for said system shall be submitted to the Tulare County Environmental Health Services Division for review and approval prior to issuance of a building permit.
15. No sewage disposal system shall be installed within 50 feet of the lake(s) or pond areas.
16. The water system will be regulated as a “Community Public Water System” by the Tulare County Environmental Health Services Division (TCEHSD). Applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to initiating and operating the system.
17. Any well serving this subdivision shall be located in the designated open space or be in a separate well lot, which will be recorded as part of the subdivision. Wells will be owned and operated by the subdivision’s Homeowners Association.
18. Any public domestic well(s) serving this subdivision shall be located in a locked enclosure to exclude any unauthorized persons.

19. Any existing or new community wells shall be constructed to public well standards.
20. Any out of service wells, fuel storage or sewage disposal tanks shall be properly abandoned per Tulare County permit requirements.
21. The applicant/developer shall install a fire hydrant system in compliance with the Tulare County Improvement Standards prior to the recording of the final map. New fire hydrants shall be installed at locations and to the specifications of the Tulare County Fire Warden. Copies of the improvement plans shall be submitted to the Fire Department's Office (2 copies) and the Tulare County Resource Management Agency-Engineering Division (2 copies) for review and approval prior to construction.
22. Blue raised reflective markers shall be located in the street to identify fire hydrant locations pursuant to the specifications of the Tulare County Fire Department.
23. All new construction, roadways and/or driveways shall comply with the County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards for new buildings. All building permit applications for parcels created by this parcel map shall be reviewed and approved by the Tulare County Fire Warden's Office prior to their issuance. All required improvements shall be completed prior to occupancy of structure and prior to the issuance of occupancy permits.
24. All development and operations on the site shall comply with the San Joaquin Valley Unified Air Pollution Control District's (SVJUAPCD) Regulation VIII Fugitive Dust Rules.
25. The applicant/subdivider shall contact the San Joaquin Valley Air Pollution Control District in regard to the installation of wood-burning fireplaces, and natural gas-fired water heater requirements.
26. If during construction or grading activities on the site, any resources of historic or prehistoric nature are discovered, all construction or grading shall temporarily cease and the Tulare County Resource Management Agency Director shall immediately be notified of the discovery. Further development shall not continue until the Tulare County Resource Management Agency Director certifies that appropriate recovery measures, if deemed necessary, have been completed.
27. A Home Owners Association shall be formed for the subdivision which will be responsible for operation and long term maintenance of all the proposed commonly held improvements, including the open landscaped areas, the private streets, fencing, drainage areas, community water system, the fire hydrant system, and the gated/key pad entry/security improvements and device.
28. Prior to any tree removal, an inspection for potential raptor nests shall be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines.

29. The applicant shall comply with all of the Land Alteration requirements of the (F) Foothill Combining Zone as set forth in Attachment No. 1.
30. The applicant shall withdraw Special Use Permit No. PSP 77-037 prior to recording the final map.

The foregoing resolution was adopted upon motion of Commissioner Whitlatch, seconded by Commissioner Gong, at a regular meeting of the Planning Commission on the 12th day of December 2007, by the following roll call vote:

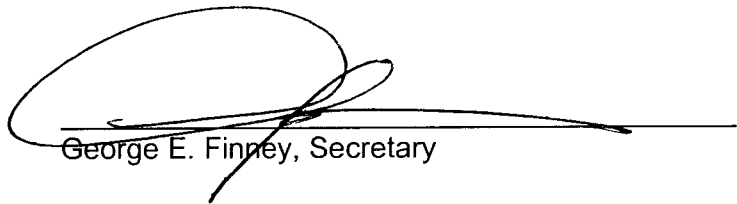
AYES: Commissioners Whitlatch, Gong, Dias, Pitigliano

NOES: Commissioners Elliott, Millies

ABSTAIN: None

ABSENT: Kirkpatrick

TULARE COUNTY PLANNING COMMISSION



George E. Finney, Secretary

clb

ATTACHMENT C

Project: TM 795/PSR
 Applicant: George Costa
 Agent: Cyrrus Development Co., LLC
 Date Prepared: September 11, 2007

NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

Proposal, Zoning and Parcel Size:

A tentative subdivision map/final site plan to divide 27.72 acres into 25 lots proposed for single family dwellings in the PD-F-M (Planned Development – Foothill Combining – Special Mobilehome) Zone. Also required are approval of exceptions to the Subdivision Ordinance; Section 7-01-1235 (formerly 7011) pertaining to the requirement for curbs and gutters in non-mountainous areas and Section 7-01-1280(a) (formerly 7021) pertaining to maximum cul-de-sac length.

Location:

The subject site is located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville.

Section 22, Township 21 South, Range 29 East, MDB&M; APN 284-610-08 & 09

Project Facts:

Refer to Initial Environmental Study for a) project facts, plans and policies, b) discussion of environmental effects and mitigation measures and c) determination of significant effect.

Attachments:

Initial Environmental Study	(X)
Maps	(X)
Mitigation Measures	()
Letters	(X)
Staff Report	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

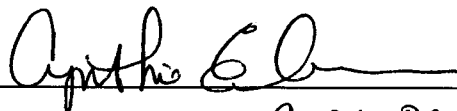
This project will not have a significant effect on the environment for the following reasons:

- (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 an endangered, rare, or threatened species, 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 Negative Declaration has been prepared by the Tulare County Resource Management Agency, in accordance with the CEQA 1970, as amended. A copy may be obtained from the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277-9394, telephone (559) 733-6291, during normal business hours.

APPROVED
GEORGE E. FINNEY
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE APPROVED: 9-21-07

REVIEW PERIOD: 20 days

NEWSPAPER:

- () Visalia Times-Delta
(X) Porterville Recorder
() Tulare Advance-Register

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
- Planning Branch -
Environmental Assessment Initial Study/Staff Report**

Tentative Subdivision Map No. TM 795/PSR

I. GENERAL:

1. Applicant:

George Costa
33221 Globe Drive
Springville, CA 93265

2. Owner: Same

3. Agent:

Cyrrus Development Company, LLC
16421 Mustang Drive
Springville, CA 93265

4. Proposal:

A Tentative Subdivision Tract Map/Final Site Plan to divide 27.72 acres into 25 residential lots in the PD-F-M (Planned Development – Foothill Combining–Special Mobilehome) Zone. Also, required are approval of exceptions to the Subdivision Ordinance; Section 7-01-1235 (*formerly 7011*) pertaining to the requirement for curbs and gutters in non-mountainous areas and Section 7-01-1280(a) (*formerly 7021*) pertaining to maximum cul-de-sac length.

5. Location:

West side of Globe Drive, approximately one mile south of State Highway 190, Springville; generally described as a portion of Section 22, Township 21 South, Range 29 East, MDB&M; APN(s): 284-610-08 & 09

6. Applicants' Proposal:

Divide 27.72 acres into 25 residential lots, ranging in size from 18,744 sq. ft. to 31,257 sq. ft. The average lot size is 22,850 sq. ft. A community water system and individual sewage disposal systems are proposed. The development is to be known as Costa's Lake Estates and will be a private, gated community.

II. COMPATIBILITY WITH EXISTING ZONING, PLANS AND POLICIES:

1. Zoning and Land Use:

Site: PD-F-M; The site is presently utilized as a commercial recreational facility, including fishing ponds, picnic areas, campsites, and RV parking and has been at this location since 1975.

North: PD-F-M; Rural residential and open space
East: PD-F-M and R-A-43 (Rural Residential – 43,000 sq. ft. minimum); Rural residential and open space.
South: PD-F-M; Rural residential and open space
West: PD-F-M; Rural residential and open space

2. Zoning and Other Ordinance Characteristics:

a. Zoning Ordinance:

The PD-F-M Zone is a “combining zone” authorized under the Zoning Ordinance. Its components are the “PD” Planned Development Zone (Section 18.6), the “F” Foothill Combining Zone (Section 18.7) and the “M” Special Mobilehome Zone (Section 14.3). The PD-F-M Zone allows for a wide variety of agricultural, residential, commercial and mixed uses, subject to the Site Plan Review process (pursuant to Section 16.2 of the Tulare County Zoning Ordinance) and conformance with the development standards adopted under the Foothill Growth Management Plan, a component of the Land Use and Circulation Elements of the County General Plan.

The minimum lot area requirement of the PD-F-M Zone is not specified but is controlled by the requirements of the Subdivision Ordinance and constraints on residential density imposed by the Development Standards of the Foothill Growth Management Plan. Depending on individual project characteristics, the effective minimum lot area could range from 6,000 square feet to 10 acres. In the present case, since a community water system and individual sewage disposal systems are proposed, the minimum lot area would be 12,500 square feet.

Other development standards set forth in the “F” zone are as follows:

i. Height and Yard Requirements:

Height: Maximum 35 feet except as provided in Section 15 and 16.

Front Yards: 25 ft.

Rear Yards: 5 ft.

Side Yards:

- For Interior Lots: 5 ft.
- For Corner Lots: same as for Interior Lots. No distinction for side yards with street frontage.
- For Reversed Corner Lots: there shall be a side yard on the street side of the corner lot of not less than 12½ feet, and no accessory building on said corner lot shall project beyond the front yard line of the lot in the rear of said corner lot; provided, further, that this regulation shall not be so interpreted as to reduce the buildable width (after providing the required interior side yard) of a reverse corner lot of record at the time this Section becomes effective, to less than 28 feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

The following provisions with regard to yard requirements, contained in Section 15 (General Provisions), are also applicable:

- Fences, hedges, landscape architectural features or guard railings for safety protection around depressed ramps, not more than 3½ feet in height, may be located in any front, side or rear yard.
- A fence or wall not more than 6 feet in height, or a hedge maintained so as not to exceed 6 feet in height may be located along the side or rear lot lines, provided such fence, wall or hedge does not extend into the required front yard nor into the side yard required along the side street on a corner lot.
- Trees, shrubs, flowers or plants shall be permitted in any required front, side or rear yard.

ii. Site Plan Review:

The purpose of the site plan review process is to ensure that the design of the project meets the goals, policies, plans and standards set forth in the Foothill Growth Management Plan (FGMP). This particularly applies to new development inside the Development Corridors designated in the FGMP. The project site is located in the Tule River Development Corridor as shown in the FGMP.

“Before any site plan may be approved or recommended for approval, the Site Plan Review Committee shall find:

- “a. That all the provisions and requirements of this ordinance are complied with.”
- “b. That all applicable provisions and requirements of the General Plan are complied with.”
- “c. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effects on surrounding property:
 - “(1) Buildings, structures and improvements.”
 - “(2) Vehicular ingress and egress and internal circulation.”
 - “(3) Setbacks.”
 - “(4) Height of buildings and other structures such as signs, towers, and airwave receiving antennae.”
 - “(5) Location of service.”
 - “(6) Walls and fences.”
 - “(7) Landscaping.”

- “d. That any proposed outdoor lighting is arranged so as to reflect the light away from adjoining properties and roadways.”
- “e. That proposed signs for outdoor advertising structures will not, by reason of size, location, color or lighting, interferes with safe traffic movement, limit visibility, or depreciate the value of adjoining property or the neighborhood.”

The Site Plan Review Committee is required to serve in an advisory capacity to the Planning Commission, Zoning Administrator, and Board of Supervisors on special use permits, subdivisions and planned developments. In those cases where the Site Plan Review Committee is required by Section 16.2 to review site plans on subdivisions for which a tentative and final map is required by the Subdivision Map Act (Sections 66410 et seq. of the Government Code of the State of California), the written findings required for preliminary site plans shall be incorporated into the written report on the design conference required by said Section 7-01-1630 of the County Subdivision Ordinance.

The design conference letter for the preliminary map for this project, Case No. PRE 06-029, dated February 14, 2007, is attached. (See Exhibit “B”)

b. Building Line Setback Ordinance:

The Building Line Setback Ordinance is set forth in Part VII, Chapter 19, Article 1 of the Tulare County Ordinance Code and establishes the requirements for setbacks from County roadways, primarily to prevent traffic safety hazards. These building line setback requirements are separate and distinct requirements from “yard” areas required by the Zoning Ordinance. The Building Line Setback Ordinance Section 7-19-1010 states that building line setbacks are established along both sides of every highway in the County which has been dedicated to the public use. This means that the setback requirements do not apply to the property frontages along the proposed private streets and cul-de-sacs within the interior of the subdivision.

Section 7-19-1010 requires, except as provided in Sections 7-19-1015 through 7-19-1175, that the building line setback shall be located parallel to, and 50 feet from, the established centerline of the right-of way of each highway.

c. Subdivision Ordinance:

The County Subdivision Ordinance, Chapter 1 of Part VII (Section 7-01-1000 et seq) of the Ordinance Code, contains provisions which are supplemental to the State Subdivision Map Act (Government Code Section 66410 et seq) as follows:

i. Preliminary Map:

A preliminary map for this project was submitted as required by Section 7-01-1585. The map also served as the preliminary site plan required under Section 16.2(G)(4) of the Zoning Ordinance. A preliminary design conference was convened during a regular meeting of the Site Plan Review Committee on February 2, 2006. A report on the design conference was prepared the same day which includes the recommendation of the Site Plan Review Committee to the subdivider. A copy of this letter is attached. (See Exhibit "B")

ii. Tentative Map:

Pursuant to Section 7-01-1745(c), since this project is located outside of any adopted Urban Area Boundary or Urban Development Boundary, the Planning Commission shall make advisory recommendations to the County Board of Supervisors on the proposed map and the final decision on the tentative map/final site plan will be made by the Board of Supervisors. Prior to this action by the Planning Commission on the Tentative Map, the Commission shall receive and consider the recommendations of the Site Plan Review Committee regarding the Final Site Plan and any preliminary conditions of approval that will help ensure conformance of the project with the policies and standards of the FGMP.

iii. Design and Improvement Regulations:

Road rights-of-way and easements, whether public or private, are excluded when determining the net acreage of a lot. All lot areas and the overall subdivision design must conform to the applicable zoning regulations. The street improvements shown on the tentative map to provide access to the new lots must be constructed to County standards for public roads prior to recording of the final map. Certain improvements, such as curbs, gutters and sidewalks, may be deferred, if found that doing so will promote logical and efficient development and subject to establishment of a security agreement between the developer and the County.

Exceptions have been requested to Section 7-01-1235, pertaining to the requirement for curbs and gutters in non-mountainous areas and Section 7-01-1280(a) pertaining to maximum cul-de-sac length. Otherwise, the proposal conforms to the requirements of the Tulare County Subdivision Ordinance and the State Subdivision Map Act.

Section 7-01-1295 provides that private streets, if proposed, shall be improved to the same standards as public streets in accordance with the County Improvement Standards referenced in Section 7-01-2025. The subdivider shall establish a mechanism to provide for the future maintenance and repair of private streets. In this case, a Homeowners Association will be formed and will be responsible for maintenance of the private roads.

The proposed lots meet the requirements for size and shape. There is no public storm drainage system in the area to serve the proposed development. All on site drainage will be directed through natural channels and to the lake area.

A fire hydrant system is required to be installed (Section 7-01-1385) after review and approval of improvement plans by the Fire Department.

There is no public or community sanitary sewer system service in the immediate area. It is proposed that sewage disposal for each lot will be handled with individual septic tank/leach line systems. Section 7-01-1395 requires that a letter be submitted by the County Health Department certifying that field investigation and the tests and reports submitted by the subdivider show that ground slopes and conditions will allow satisfactory sewage disposal by this method, with the lot arrangement and the sizes as set forth on the subdivision map. Results of percolation tests and soil borings from throughout the project area have been submitted to the Health Department for review and have been deemed acceptable by the County. In addition, new septic systems will be designed by a registered engineer and reviewed and approved by the County prior to issuance of permits.

Section 7-01-1385 requires that subdivisions served by a community water system shall provide a fire hydrant system installed after review and approval of improvement plans by the Fire Department. An on-site community public water system, together with the required fire hydrant system is proposed to be created to serve the subdivision, operated and maintained by a Homeowners Association.

The proposed method of water supply is via a "Community Public Water System" regulated by the County. Section 7-01-1415 provides that no tentative subdivision map shall be approved unless there is assurance of provision of an adequate and safe supply of water to all lots in the subdivision.

Resolution No. 93-1375 adopted by the County Board of Supervisors, and pursuant to Section 7-01-1300, subdividers shall establish a maintenance district, Homeowners Association or other means to assure the long term funding for and maintenance of drainage facilities to serve the development. As noted earlier, the applicant proposes to form a Homeowners Association that will be responsible for operation and long term maintenance of all the proposed commonly held improvements, including the open landscaped areas, the private streets, the wall/fencing, drainage areas, community water system, the fire hydrant system, and the gated/key pad entry/security improvements and device.

4. General Plan Elements:

Land Use and Circulation Elements:

The applicable component of the General Plan with regard to land use for the subject site is the 1981 Foothill Growth Management Plan (FGMP), as amended. The site is located within the Tule River Development Corridor as designated in the FGMP. The development corridors represent the “first level” of analysis in the FGMP for identifying areas suitable for development consistent with the goals of the FGMP. Factors considered for inclusion in a development corridor include road access, emergency response time and slope.

The Development Corridors are defined as “...that portion of the foothill region that is potentially suitable for land uses of a rural or urban nature.” Development Standards have been adopted to implement the policies of the FGMP within the Development Corridors. No specific density of development was established; rather, density is based on constraints, such as slope, access, water availability, etc.

Circulation Plan

The FGMP designates Globe Drive as a local scenic road. Internal subdivision roads, although proposed to be privately owned and maintained, shall be improved to public roads standards in the foothill areas. Globe Drive connects the subject site to State Highway 190.

FGMP policies related to site development include:

Visual Environment:

- The policies of the FGMP require development standards be incorporated into any project to reduce impacts on the visual environment, including setback requirements, open space standards, minimizing development on hilltops, etc. These standards have been incorporated into the project design, or as conditions of approval if appropriate, to reduce potential impacts to a less than significant level.

New Development

- Development proposals shall conform to all development standards.
- Innovatively designed residential development (planned unit or cluster development) should be encouraged, thereby conserving and preserving surrounding open space from unnecessary disturbances.
- New development shall be designed in a manner which preserves the visual quality of the foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, cluster development, and housing site location which blend into the landscape rather than becoming a focal point.

- In reference to water needs (domestic and fire fighting) and wastewater generation, new development shall not exceed the maximum physical holding capacity (based on water availability and soils of the parcel(s) in question.
- To the greatest extent possible, new residential development should be compatible with existing residential development patterns.
- To provide for the integration of efficient road system, existing community values, infrastructure improvements and open space patterns, development projects within a definable geographic area of a development corridor shall be encouraged to comply with a common development or specific plan designed for that area.

Overdraft of Ground Water

- The FGMP policies require there be adequate separation between hardrock wells and reduced pumping from river aquifers. The subject site proposes to establish a community water system regulated by the County. No river wells are proposed as a part of this project so that no usage of river aquifer water will occur.

Water/Sewer Facilities

- Assure that drainage patterns of foothill developments are designed to prevent contamination and sedimentation due to soil erosion.
- Insure that new wastewater systems meet the standard of the Regional Water Quality Control Board and Tulare County Health Department.
- Require evidence which describes a safe and reliable method of wastewater treatment and disposal; and substantiates an adequate water supply for domestic and fire protection services.
- The maintenance and operation of a community water and/or wastewater treatment facility shall be delegated to a responsible entity which is established prior to the approval of the final subdivision map.

Soils

- Minimize soil disturbances by encouraging cluster-type development and narrower road widths, and minimizing cut and fill projects. New roads should, whenever possible, conform to the natural contours of the existing foothill landscape.
- Require erosion mitigation measures in new developments to prevent soil loss after development or road building activity.

Public Services

- Development shall be located in areas of the foothills that can be adequately served by existing Tulare County Fire Stations and the Sheriff's Department.

Fires:

- The policies of the FGMP require development standards be incorporated as conditions of approval into any project, including but not limited to, fire hydrant systems, water storage tanks, clearance areas around structures, building materials, and other means which can reduce fire impacts to a less than significant level. Also, the State Responsibility Area (SRA) Fire Safe Regulations have subsequently been adopted (since the original adoption of the FGMP) which incorporate these standards as ordinance requirements applicable at the building permit level further reducing the potential for impacts. The existing lake is also available for fire protection.
- Destruction and Modification of Wildlife Habitat/Displacement of Wildlife: The policies of the FGMP require that biological surveys be conducted if there is the possibility of impacts to wildlife and/or their habitat. If rare, endangered, threatened, or species of concern and/or their habitat are encountered, the consultant incorporates mitigation measures into their analysis, which are then incorporated into the project. A Biota Report was prepared for the site. See Page 12 of the staff report and Page 4 in the attached Environmental Impacts Checklist and Discussion Form for more information.
- Historical/Archaeological Sites: The policies of the FGMP require that archaeological surveys be conducted if there is the possibility of impacts to unique or significant historical and/or prehistoric structures, artifacts, and/or sites. The policies of the FGMP incorporate development standards which require avoidance of any historical or archaeological sites, and conditions of approval have been incorporated into the project to assure protection is provided.

b. Urban Boundaries Element:

The subject site is located outside of any adopted urban boundary.

c. Open Space Plan:

Superseded in the foothill area by the FGMP. This site is located within the Tule River Development Corridor. This means the site is preliminarily considered suitable for urban development.

d. Noise Element:

The subject site is located outside of any noise-impacted corridor identified in the 1988 Noise Element.

e. Housing Element:

The 2003 Housing Element designates the projected housing market requirements as part of the Regional Housing Needs Plan. While the Housing Needs Study does not identify the Development Corridors specifically, it does identify a housing need of approximately 2,250 additional single-family residences in the unincorporated County. This proposed project would contribute 25 new residences toward meeting this anticipated need.

f. Other Applicable Policies and Elements:

A comprehensive, countywide, General Plan update study is currently underway. This update is looking at the appropriate future character and location of urbanization, agriculture and open space on a county-wide scale. Once the General Plan update is considered and acted upon by the Planning Commission and Board of Supervisors, the new policy directions, whatever they may be, will be further implemented through updates, conforming with the overall General Plan policies, to area and community plans, such as the FGMP. An overall update to the FGMP is not likely to occur for several years. Since the vicinity of the subject property is already partially converted to rural residential uses in conformance with the FGMP, it is unlikely that future land use policies will suddenly or radically change the character or type of development allowed in the area.

g. Compatibility Finding:

Based upon review of applicable elements and components and the discussion of policies and designations above, the proposed project can be found to be consistent with the General Plan.

5. Planning Commission Policies and Precedents:

The Planning Commission has approved previous subdivisions in the Tule River Development Corridor, including phases of the Pleasant Valley Ranch development, located north west of this site, under the same PD-F-M zoning as the present proposal. The most recent example is Tract Map TM 708/PSR, for 32 lots and a remainder on 250 acres located within the Tulare River Development Corridor. TM 708/PSR was approved in 1993 and has been recorded as Pleasant Valley Ranch Phase 1 and 2. Other subdivisions were approved in the area since that time and include TM 763/PSR and TM 766/PSR. They were approved in 2005 to create 15 and 31 lots, respectively.

III. ENVIRONMENTAL SETTING:

1. Topographical Features:

The project site has an overall gentle south-facing slope ranging from 1% to 7%. Ponds cover approximately 80% of the subject site. The water for these ponds is supplied by storm-water runoff (via the Graham Osborne Ditch, which terminates at the southern boundary of the site) and on-site natural springs, and wells. A series of gates and pumps regulate the levels of the lakes and the transference of

water from one pond to another. In addition, there is a spillway at the northern boundary of the site, which allows surplus water to drain into a pond on the property adjacent to the north. From there, the water is carried via a portion of the Crabtree-Aiken Ditch to the pond located on the southwest corner of Globe Drive and Pleasant Oaks Drive.

The lake features will remain as part of the new development. These lots are larger than average to provide sufficient suitable area on which to develop a residence and septic system.

2. **Flooding Potential: FEMA FIRM Flood Hazard Map designation:** Zone C (Federal Emergency Management Agency, Flood Insurance Rate Maps, Panel 855B, Community No. 065066 dated September 29, 1986). Construction of buildings in Zone C indicates minimal flood hazard and no specific flood mitigation measures are required.

State Reclamation Board Designated Floodway Map designations: None

3. **Soils:**

- Auberry sand loam, 9 to 15 percent slopes. This soil has moderately slow permeability and moderate to high available water capacity. Surface runoff is medium, and the hazard of erosion is moderate. This soil is moderately suited to development. Steepness of slopes, moderately high clay content, and moderately slow permeability are the main problems. This is not considered prime ag land (capability class IV).
- Blasingame-Rock outcrop, 9 to 50 percent slopes. This soil has moderately slow permeability and low to moderate available water capacity. Surface runoff is medium or rapid, and the hazard of erosion is moderate or high. This soil is poorly suited to development. Steepness of slope, depth limitations. This is not considered prime ag land (capability class VII).
- Grangeville silty loam, drained. This soil has moderately rapid permeability and high available water capacity. Surface runoff is slow, and the hazard of erosion is slight. This soil is poorly suited to development. Flooding is the main problem. This is not considered prime ag land (capability class IV). of soil to bedrock, and the Rock outcrop are the main

None of these soils are considered "prime," and they typically have slow permeability and low to moderate available water capacity. These soils tend to have a medium potential for surface runoff with a moderate hazard of erosion. The shrink-swell potential for these soils ranges from low to high, with severe septic tank limitations. (USDA Soil Survey of Tulare County, Central Part, 1977)

A soils investigation report for the subject site was prepared by Consolidated Testing Laboratories, Inc., dated May 30, 2007. The conclusion of the report indicated that, "Based on field and laboratory test data and engineering analyses, the site is suitable for the proposed construction..." It was recommended that the lake areas be lined. (See Condition of Approval No. 11)

4. Biotic Conditions:

A Biological Assessment of Vegetation and Wildlife was prepared by Paul Pruett & Associates, dated June 3, 2007, for the 27-acre subject site, with the following summary of findings and conclusions:

- Four sensitive plant species were listed by the CNDDDB or are known to exist in the vicinity of the proposed project: spiny-sepaled button-celery; Munz' iris; calico monkey flower; and San Joaquin adobe sunburst. No evidence of these four, or any other sensitive plant species, was found on the project site during field reconnaissance.
- Eight sensitive animal species were listed by the CNDDDB or are known to occur in the vicinity of the project: black swift; valley elderberry longhorn beetle; western pond turtle; California condor; moestan blister beetle (2 species), foothill yellow-legged frog; and San Joaquin kit fox. No evidence of these eight, or any other sensitive animal species, was found on the proposed project site during field reconnaissance.
- No riparian habitat exists on the project site. No wetlands habitat exists on the project site. Some trees suitable for raptor nests exist on the project site. No wildlife nursery sites were identified on the project site. No wildlife migration corridors were identified on the project site.
- "We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat."
- "We conclude that no significant direct or indirect impacts to any endangered, threatened, candidate or sensitive species will result if normal sensitive species avoidance techniques are observed."

Since some trees suitable for raptor nests exist on the project site, the following condition of approval, as recommended by Paul Pruett & Associates, has been incorporated as a requirement for approval of the project:

"Prior to any tree removal, an inspection for potential raptor nests shall be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines."

5. Water Table:

As with most foothill locations, the project site is located east of any published groundwater level contour maps. Well test were conducted by Consolidated Testing Laboratories (dated August 31, 2006) indicating that the well proposed to provide domestic water produces 68 gpm, on average. Additional on-site wells are available indicating ample water availability. Well information will be evaluated by Tulare County Environmental Health Division prior to issuance of permits for the Public Community Water System.

6. Agricultural Preserves:

The subject site is not within an Agricultural (Williamson Act) Preserve.

7. Archaeological Conditions:

There is no evidence of buildings or landmarks of historical or cultural importance on the property. The property contains one single family residence, occupied by the property owner. The site is presently utilized as a commercial recreational facility, including fishing ponds (lakes), picnic areas, campsites, and RV parking and has been at this location since 1975.

IV. HISTORY AND PROJECT FACTS:

1. History:

The PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone was applied to the site by Ordinance No. 2445, adopted by the Board of Supervisors on October 6, 1981.

Parcel Map PPM 72-174 was approved by the Site Plan Review Committee on September 28, 1972. It created two parcels of 2.0 acres and 38.13 acres respectively. The subject site was a portion of PPM 72-174. The applicant was George Costa.

Special Use Permit No. PSP 77-037 was approved by the Planning Commission on September 14, 1977, which allowed for the establishment of a recreational campground on the subject site. The applicants were George and Natalie Costa. Amendment No. 1 was approved by the Planning Commission on July 11, 1979, which allowed for the establishment of a recreational vehicle campground on a portion of the subject site. The applicants were George and Natalie Costa.

Parcel Map PPM 78-270 was approved by the Site Plan Review Committee on July 25, 1978. It created three parcels of 10.04 acres, 28.59 acres, and 1.5 acres respectively. The applicant was George Costa.

PPM 92-026/PSR was approved by the Site Plan Review Committee on April 9, 1993. It created two parcels of 27 acres and 8.9 acres. Parcel one of PPM 92-026 is the subject site. The applicant was George Costa.

Preliminary Site Plan No. PRE 06-029 was reviewed and approved by the Site Plan Review Committee on December 15, 2006, by Resolution No. 07-028.

2. Vehicular Access:

The site has direct access to Globe Drive, a 40-foot wide County maintained right-of-way, with a 24-foot wide pavement, and an ultimate right-of-way of 60 feet. Private streets are proposed within a gated community. Circulation for the 25-lot subdivision is proposed to be provided by private streets via a 50 ft. wide right-of-way with a pavement width of 28 feet (two 14 ft. wide lanes), with parking on one side of the street. One main access to Globe Drive is proposed with an additional gated fire access located at the northeast corner, also off of Globe Drive. The main entrance will have a 36 foot wide entrance with double gates, each 14 foot wide.

2. Project Description:

A Tentative Subdivision Tract Map/Final Site Plan to divide approximately 27.72 acres into 25 residential lots in the PD-F-M (Planned Development – Foothill Combining– Special Mobilehome) Zone, with exceptions to Section 7-01-1235 (*formerly 7011*) pertaining to the requirement for curbs and gutters in non-mountainous areas and Section 7-01-1280(a) (*formerly 7021*) pertaining to maximum cul-de-sac length.

All lots are at least 12,500 sq. ft. in size, ranging in size from 18,744 sq. ft. to 31,257 sq. ft. The average lot size is approximately 22,850 sq. ft. and the overall density is .9 units per gross acre.

Drainage: Storm drainage run-off will generally be directed from the outside boundary of the property to the community lake(s).

Sewage Disposal: Individual sewage disposal systems on each lot.

Water: The water system will be regulated as a "Community Public Water System" by the County.

Solid Waste: Will be provided by private carrier.

Phasing: The project will be constructed in two phases. Phase 1 to include development of Lots 1-15 and Phase 2 to include development of Lots 16-25.

The project will require the extension of all services typically associated with a residential subdivision.

3. Other Facts:

Fire Protection: Tulare County Fire Department, Schedule A Fire Station located on State Highway 190 in Springville. Also, fire protection for this subdivision shall be provided by one of the following methods:

- Approved pump out connections from bottom of proposed community lake(s);
- Approved well system (separate from domestic system) capable of discharging 500 GPM for a maximum of 2 hour period;
- Connection to private water company system (tank capacity provided).

Police Protection: Provided by the Tulare County Sheriff's Department. The nearest substation is in Porterville.

4. Correspondence - Agencies Notified:

AGENCY	DATE REC'D	COMMENT
Tulare Co. Countywide Division	No Response	
RMA Engineer/Flood/Traffic Division	3/12/07	See Conditions of Approval
HHSA Environmental Health Services	9/5/07	See Conditions of Approval
Tulare Co. Fire Warden	3/22/07	See Conditions of Approval
SJV Unified Air Pollution Control District	3/26/07	See Conditions of Approval *
Department of Fish & Game, District 4	3/28/07	See attached correspondence **

Regional Water Quality Control Board	No Response	
SBC	No Response	
Southern California Edison	No Response	
Springville Elementary School	No Response	
Exeter Union High School	No Response	

* "Based on the information provided, it appears that this project will have a less-than-significant impact on the ambient air quality."

** The Department of Fish and Game has concerns with "potential Project-related impacts to the lake, associated riparian habitat, and the associated impacts to species that utilized these habitats." "Prior to any approvals that would authorize ground-disturbing activities; the Department recommends that Tulare County require that reconnaissance level biological surveys be completed by qualified individuals." (see Page 12 for Biota Report information)

V. **ENVIRONMENTAL IMPACTS CHECKLIST/DISCUSSION FORM:** (see attached documents)

VI. **ENVIRONMENTAL DETERMINATION:** (see attached documents)

A Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act of 1970, as amended, and approved by the Environmental Assessment Officer for public review indicating that the project will not have a significant effect on the environment.

VII. **SUBSEQUENT ACTIONS:**

1. **Appeals:**

The Planning Commission's action to approve this Tentative Subdivision Tract Map is advisory only, with final action to be taken by the Tulare County Board of Supervisors. The Planning Commission's action for denial of the Tentative Subdivision Tract Map is final unless appealed, in writing, to the Board of Supervisors, 2800 W. Burrel Ave., Visalia, CA 93291-4582, within ten (10) calendar days after the decision. The written appeal shall specifically set forth the grounds for the appeal and shall be accompanied by the appropriate appeals fee.

2. **Fish and Game Fee:**

A Negative Declaration has been prepared for this project by the Environmental Assessment Officer indicating that the project will not have a significant effect on the environment. However, the Negative Declaration does indicate that there will be minor impacts, either individually or cumulatively, on wildlife resources, and as such, Section 711.4 of the Fish and Game Code requires that the applicant pay a fee of \$1,800 as a user fee to allocate the transactional costs of fish and wildlife protection to those who consume those fish and wildlife resources through urbanization and development.

The Fish and Game Code also requires that the applicant pay to the Tulare County Clerk's office a \$58 document handling fee for the required filing of the

Notice of Determination. The Notice of Determination is required to be filed within five (5) days of project approval (after the 10 day appeal period has run) providing no appeal has been filed. If an appeal is filed within the 10 day appeal period, the Notice of Determination cannot be filed until the Board of Supervisors makes a decision on the appeal. The applicant shall pay the fee to the Tulare County Clerk's Office, Room 105, Tulare County Courthouse, Visalia, CA 93291-4593. Checks shall be made payable to: "County of Tulare". Applicants cannot avoid payment of the required \$58 Department of Fish and Game fee since a provision of AB 3158 declares that decisions on private projects are not "operative, vested, or final" until the fee is paid to the County Clerk. No building permits shall be issued until the fee is paid.

3. School Impact Fees:

The subject site is located within the Springville Elementary and the Porterville High School Districts which have implemented developer's fees for all assessable space for new residences and expansions to existing residences; and for chargeable covered and enclosed space for new commercial and industrial development pursuant to Government Code Section 53080. These fees are required to be paid prior to the issuance of any permit for the construction of new commercial or industrial structures, and/or installation or construction of new or expanded residential structures. [Please contact the TCRMA-Permits Center or the applicable school district(s) for the most current school fee amounts.]

NOTICE: Pursuant to Government Code Section 66020(d)(1), this will serve to notify you that the 90-day approval period, in which you may protest to the school district the imposition of fees or other payment identified above, will begin to run from the date on which they are paid to the school district(s) or to another public entity authorized to collect them on the district(s) behalf, or on which the building or installation permit for this project is issued, whichever is earlier.

4. Air Impact Assessment:

The San Joaquin Air Pollution Control District has adopted the Indirect Source Review (District Rule 9510). Your project may require filing of an application for an Air Impact Assessment. Application forms and a copy of the rule that includes specific applicability criteria are available on the District Website at www.valleyair.org under "Land Use/Development" and then under "Indirect Source Review," or at any District Office. Assistance with applications and advice as to the applicability

VIII. CREDITS:

This Staff Report was prepared by:

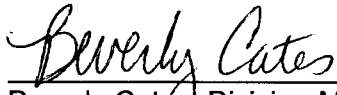


Charlotte Brusuelas, Project Planner
Project Review Division

9-11-07

Date

This Staff Report was reviewed by:



Beverly Cates, Division Manager
Project Review Division

9-13-07

Date

XIV. ATTACHMENTS:

- Findings and Recommended Conditions of Approval
- Environmental Impacts Checklist/Discussion Form
- Design Conference Letter for PRE 06-029
- Agency Consultation Response
- Graphics
- Exhibits

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

A. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" "unless mitigated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

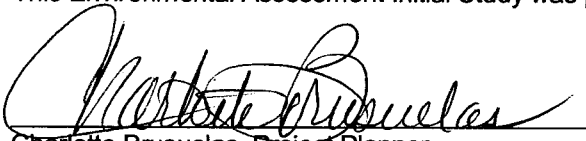
B. DETERMINATION:

Consultant Recommendation:

On the basis of this initial evaluation:

- ☒ The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ A previous EIR or Negative Declaration may be utilized for this project - refer to Section E.

This Environmental Assessment Initial Study was prepared by:


Charlotte Brusuelas, Project Planner

September 11, 2007
Date

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

The following checklist contains an extensive listing of the kind of environmental effects which result from development projects. Evaluation of the effects must take account of the whole action involved, including off-site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts, in addition to reasonably foreseeable phases or corollary actions. The system used to rate the magnitude of potential effects is described as follows:

A **"Potentially Significant Impact"** is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more **"Potentially Significant Impact"** entries when the determination is made, an EIR is required.

A **"Less Than Significant With Mitigation Incorporation"** applies where the incorporation of mitigation measures has reduced an effect from **"Potentially Significant Impact"** to a **"Less Than Significant Impact."**

A **"Less Than Significant Impact"** means that the environmental effect is present, but is minor in nature and/or not adverse, or is reduced to a level less than significant due to the application and enforcement of mandatory locally adopted standards.

"No Impact" indicates that the effect does not apply to the proposed project.

Using this rating system, evaluate the likelihood that the proposed project will have an effect in each of the environmental areas of concern listed below. At the end of each category, discuss the project-specific factors, locally adopted standards, and/or general plan elements that support your evaluation. A brief explanation is required for all answers except **"No Impact"** answers that are adequately supported by the information sources cited in the parentheses following each question. A **"No Impact"** answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., Zone C of the FEMA maps). A **"No Impact"** answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project specific screening analysis). The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is **potentially significant**, **less than significant with mitigation**, or **less than significant**. **"Potentially Significant"** is appropriate if there is substantial evidence that an effect may be significant. If there are one or more **"Potentially Significant Impact"** entries when the determination is made, an EIR is required.

"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from **"Potentially Significant Impact"** to a **"Less Than Significant Impact."** The mitigation measures must be described along with a brief explanation on how they reduce the effect to a less than significant level (mitigation measures from Section E., "Earlier Analyses," may be cross-referenced).

Earlier analyses may be used where, pursuant to the tiering program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following.

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
- b) **Impacts Adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation Measures.** For effects that are **"Less Than Significant with Mitigation Measures Incorporated."** describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site- specific conditions for the project.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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D. ENVIRONMENTAL IMPACTS CHECKLIST

1. AESTHETICS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings which are open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: According to the Scenic Highways Element of the Tulare County General Plan, the subject site is not located adjacent to or near a designated Scenic Highway. All new construction will be in compliance with zoning and Uniform Building Code and the development standards of the Foothill Growth Management Plan. Specific standards were included in the FGMP to address aesthetic concerns for development in the foothill region. Subsequent residential development of the lots created by this subdivision will potentially create new sources of light. Typical residential lighting within a development corridor is anticipated and not considered excessive or adverse. Thus, the proposed project will have a less than significant impact on aesthetics.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Rural Valley Lands Plan point evaluation system prepared by the County of Tulare as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or if the area is not designated on the Important Farmland Series Maps, would it convert prime agricultural land as defined in Section 51201(c) of the Govt. Code to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agriculture use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or otherwise adversely affect agricultural resources or operations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Analysis: The land for this subdivision lies within the adopted Tule River Development Corridor and is thereby found to be potentially suited for residential development. The proposed project is consistent with the zoning and land use designations of the development corridor. The property does not contain prime soils nor is it located within an agriculture preserve. The proposal will not convert prime farm land or interfere with agriculture production in other areas of the County. Thus, approval of this project will result in no impacts to agricultural resources.

3. AIR QUALITY

Where available, the significance criteria established by the San Joaquin Valley Unified Air Pollution Control Dist. may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter air movement, moisture, or temperature, or cause any substantial change in climate? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: The San Joaquin Valley is considered to be a non-attainment area for air quality standards for ozone and respirable particulate matter (PM 10) under the Clean Air Act. Nearly all development projects have the potential to generate pollutants that will worsen air quality so it is necessary to evaluate air quality impacts to comply with California Environmental Quality Act.

The dust created on the subject property during construction could temporarily add to air pollution in the area. All construction is required to implement dust control practices, as per the San Joaquin Valley Air Pollution Control District. The subsequent development will include paved streets and landscaping that will reduce dust generation more than the current use of the land (recreational campground). The potential 25 dwellings could increase the number of vehicles in the area by 10 vehicles per dwelling per day (250 total trips). The project was considered based on air quality emission thresholds set forth in the San Joaquin Valley Unified Air Pollution Control District's "[Guide for Assessing and Mitigating Air Quality Impacts](#)", and, due to the small-scale of the proposed use, it qualifies under the Guide's 'Small Project Analysis Level' (SPAL). The SPAL threshold of significance for 'Residential' projects is 1,516 vehicle trips per day (*January 10, 2002 revision*)-- the proposed project's potential maximum of 250 vehicle trips per day is thus well under the air quality threshold of significance. This development is also below the District's Indirect Source Review threshold (50 residential units) which became effective March 1, 2006.

In addition, the Guide requires air quality analysis be made for other factors, such as toxic air contaminants, hazardous materials, asbestos, and odors. None of these materials will be involved with the project.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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Therefore, potential impacts to air quality from this project are considered to be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: A Biological Assessment of Vegetation and Wildlife was prepared by Paul Pruet & Associates, dated June 3, 2007, for the 27-acre subject site, with the following summary of findings and conclusions:

- Four sensitive plant species were listed by the CNDDDB or are known to exist in the vicinity of the proposed project: spiny-sealed button-celery; Munz' iris; calico monkey flower; and San Joaquin adobe sunburst. No evidence of these four, or any other sensitive plant species, was found on the project site during field reconnaissance.
- Eight sensitive animal species were listed by the CNDDDB or are known to occur in the vicinity of the project: black swift; valley elderberry longhorn beetle; western pond turtle; California condor; moestan blister beetle (2 species), foothill yellow-legged frog; and San Joaquin kit fox. No evidence of these eight, or any other sensitive animal species, was found on the proposed project site during field reconnaissance.
- No riparian habitat exists on the project site. No wetlands habitat exists on the project site. Some trees suitable for raptor nests exist on the project site. No wildlife nursery sites were identified on the project site. No wildlife migration corridors were identified on the project site.
- "We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat."

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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- “We conclude that no significant direct or indirect impacts to any endangered, threatened, candidate or sensitive species will result if normal sensitive species avoidance techniques are observed.”

Since some trees suitable for raptor nests exist on the project site, the following condition of approval, as recommended by Paul Pruett & Associates, has been incorporated as a requirement for approval of the project:

“Prior to any tree removal, an inspection for potential raptor nests shall be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines.”

According to the GAP Analysis project map, the site is within an area of bare exposed rock. The site contains two large ponds (making up the lake area), which is fed by the Graham Osborne Ditch (from the Tule River).

Based on the foregoing analysis, it is determined that the project will have a less than significant impact on biological resources.

5. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature of paleontological or cultural value? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disturb unique architectural features or the character of surrounding buildings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: There is no evidence of buildings or landmarks of historical or cultural importance on the property. The property contains one single family residence, occupied by the property owner. The site is presently utilized as a commercial recreational facility, including fishing ponds (lakes), picnic areas, campsites, and RV parking and has been at this location since 1975.

Additional ground disturbance to construct the proposed project will be primarily for roadway cuts and building pads. A development standard of the Foothill Growth Management Plan requires that the following condition of approval be imposed that directs appropriate actions should any archaeological artifacts be discovered during construction on the site:

If, during construction or grading activities on the site, any resources of an historic or prehistoric nature are discovered, all construction or grading shall temporarily cease and the Planning Director shall immediately be notified of the discovery. Further development shall not continue until the Planning Director certifies that appropriate measure, if deemed necessary, have been completed.

Thus, the proposed project will have a less than significant impact on cultural resources.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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6. GEOLOGY/SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 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? Refer to Division of Mines and Geology Special Publication No. 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Subsidence? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion, siltation, changes in topography, the loss of topsoil or unstable soil conditions from excavation, grading or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in substantial soil degradation or contamination? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: According to the Seismic Safety Element of the Tulare County General Plan, the subject site is not located on or near a known earthquake fault. Most of the subject site is gently sloping (less than 7%). There are a variety of on-site soils, including: Auberry sandy loam, Blasingame-Rock, and Grangeville silty loam. None of these soils are considered "prime," and they typically have slow permeability and low to moderate available water capacity. These soils tend to have a medium potential for surface runoff with a moderate hazard of erosion. The shrink-swell potential for these soils ranges from low to high, with severe septic tank limitations. Foundation investigation reports will be required prior to issuance of building permits to ensure stability for structures. The project proposes community services for water. Engineered septic systems will be reviewed by the Environmental Health Services Division prior to issuance of installation permits.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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The on-site soils are rated low to high for shrink-swell potential; and severe for septic tank absorption. For new construction on the soil with high shrink-swell potential, a foundation investigation will be required prior to issuance of building permits. The project subdivider is proposing individual sewage disposal systems for each lot. Tulare County Environmental Health Services Division has determined that the proposed parcels are sufficiently large enough to accommodate on-site sewage disposal systems. A requirement that new sewage disposal systems be engineer-designed has been made a part of the conditions of approval. A Soils Investigation Report was prepared for the site by Consolidated Testing Laboratories, Inc., dated May 30, 2007. Soil borings were performed at six locations and seven test pits were excavated on the site. The soils report indicated that based on the field and laboratory test data and engineering analyses, the site is suitable for the proposed construction providing specific recommendations are followed, one of which is that the ponds will be lined to prevent potential lateral seepage from leach fields to ponds. (See Condition of Approval No. 11).

Based on the foregoing analysis, the proposed project will have a less than significant impact on geology/soils.

7. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 or risk explosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized | | | | |

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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areas or where residences are intermixed with wildlands?

☐
☐
☒
☐

- i) Expose people to existing or potential hazards and health hazards other than those set forth above?

☐
☐
☐
☒

Analysis: The site is not located in the vicinity of any airport. The site is, however, located in an area designated by the California Department of Forestry as a "wildland" fire area. The project is subject to State "Fire Safe" standards. Wildland fire measures are also required in the FGMP Development Standards, which are incorporated into project design and development. The tentative map provides for a second emergency access off of Globe Drive at the northeast corner of the property in conformance with County and State regulations.

According to the State of California "Hazardous Waste and Substances Sites List" (2005), compiled pursuant to Government Code Section 65962.5, the subject site does not contain and is not proximate to a listed hazardous site. There is no substantial evidence that suggests any future resident at the site will be engaged in routine transport, use, or disposal of hazardous materials at the site. The subject site is not located within ¼ mile of an existing school. The nearest school is Springville, several miles away. There is no substantial evidence that suggests any future resident of the proposed subdivision will be engaged in any activity that would result in the release of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project will not generate or be subject to significant risks from hazardous materials either used on the property or nearby. There are no adopted emergency response plans or emergency evacuation plans specific to the foothill planning area with which this project could interfere or impair. Thus, it is reasonable to assume, barring the existence of other substantial evidence to the contrary, that the proposed project will not result in any significant environmental impacts from hazards and hazardous materials.

8. HYDROLOGY AND WATER QUALITY

Would the project:

- a) Violate any water quality standards or waste discharge requirements?

☐
☐
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- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge or the direction or rate of flow of ground-water 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)?

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- 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?

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- d) Substantially alter including through the alteration of the course or 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?

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- e) Create or contribute runoff water which would

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| exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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, or inundation by seiche, tsunami or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: According to Flood Insurance Rate Map (Community-Panel Number 065066 855, dated September 29, 1986), the subject site is within Flood Zone C and is not likely to flood; therefore, no avoidance measures are required. Septic systems will be engineer-designed. Based on a formula contained in the Tulare County Subdivision Ordinance Code, the lots are of sufficient size to adequately support individual sewage disposal systems. Water will be provided by a Community Water System regulated by the County. The wells are monitored for quality and quantity. Grading, drainage and erosion control plans will be required prior to construction utilizing standard engineering practices which will minimize erosion and sedimentation due to grading and construction. Therefore, the proposed project will have a less than significant impact on the site's hydrology and water quality.

9. LAND USE AND PLANNING

Would the project:

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| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: The project will not physically divide the community or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed rural residential development will be consistent with the zoning and the General Plan. The site is within the Tule River Development Corridor and subject to the development standards of the Foothill Growth Management Plan. Residential uses are located within the surrounding areas. No conflicts have been indicated in similar developments in the area. Thus, approval of this project will result in no environmental impacts from land use planning.

10. MINERAL AND OTHER NATURAL RESOURCES

Would the project:

- a) Result in a loss of availability of a known mineral or

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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other natural resource (timber, oil, gas, water, etc.) that would be of value to the region and the residents of the state?

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- 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?

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Analysis: According to the Environmental Resources Management Element of the Tulare County General Plan, the site does not contain special mineral or other natural resources referenced above. Further, such mineral or natural resources are not otherwise known to exist at the site, nor is the site delineated on any local general plan, specific plan or other land use plan as containing a locally important mineral resource that should be recovered before development of the site. Therefore, the subdivision will not preempt the extraction or mining of an important mineral or other natural resource.

11. NOISE

Would the project result in:

- a) 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?

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- b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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- 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?

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- 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?

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Analysis: According to the Noise Element of the Tulare County General Plan, the subject site is not located within a noise-impacted area. Because the project's proposed land use (rural residential) will be as allowed by zoning, the noises generated by the proposed subdivision project (primarily from neighborhood car engines, and only on an occasional/intermittent basis) will be typical and non-intrusive. Thus, the proposed project will have a less than significant impact due to generation of noise.

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12. POPULATION AND HOUSING

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially change the demographics in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the location, distribution, or density of the area's population? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted housing elements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: The project will increase the number of residences allowed by right by 25. The applicant will be responsible for installation of the street extensions to serve them, but it will not serve other properties. The 2003 Housing Element designates the projected housing market requirements as part of the Regional Housing Needs Plan. While the Housing Needs Study does not identify the Community of Springville, it does identify the housing need for the unincorporated areas of Tulare County as approximately 2,250 dwelling units. This proposed project would contribute 25 new residences toward meeting this anticipated need.

13. PUBLIC OR UTILITY SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government and public services facilities, need for new or physically altered government 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:

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| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Electrical power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Communication? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other public or utility services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: Entities serving the site will include the Tulare County Fire Department located in Springville, the

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Tulare County Sheriff Department, located in Porterville, AT&T for telephone service, Southern California Edison for electricity, and a private carrier under contract with Tulare County for solid waste collection. The site lies within the Porterville Union High School District and the Springville Union Elementary School District. In the Site Plan Review Committee Preliminary Design Conference Letter, the County Fire Department letter indicates that in order for adequate fire service to be available to the subdivision, the applicant will be required to install a fire hydrant system in accordance with the Tulare County Subdivision Ordinance, Fire Protection Standards. Standard blue raised reflective markers are to be placed in the street pavement to denote hydrant locations as specified in the adopted County Improvement Standards. These requirements are incorporated into the preliminary conditions of approval. The proposed subdivision will generate a slight increase in demand for the above listed services, but such services, barring formal indications to the County to the contrary, are presumed to be available to the project without significant impact.

14. RECREATION

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: The proposed residential subdivision will not increase the use of neighborhood or regional park areas. The current use of the subject site is a commercial recreational facility. The proposal is to develop a private, gated residential community. The two large on-site ponds will remain as part of the aesthetics and will be utilized for private recreation e.g., fishing and open space for picnics, etc. The proposal will not require the construction or expansion of recreational facilities in the immediate area. Thus, approval of this project will result in no environmental impacts to recreation.

15. TRANSPORTATION / TRAFFIC

Would the project:

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| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County Circulation Element? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air, rail or water-borne traffic patterns, including either a significant increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, hazards or barriers for vehicles, pedestrians, or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Substantially accelerate physical deterioration of public and/or private roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: According to the 7th Edition of Trip Generation by the Institute of Transportation Engineers, residential uses are estimated to generate 9.57 trips per day per dwelling. This subdivision would therefore be expected to generate approximately 239 trips per day.

The Tulare County Association of Governments (TCAG) recommends that a Traffic Impact Study (TIS) be prepared for any land development project (i.e., land subdivision application) that is expected to generate 100 or more peak hours trips, or when a project might impact an already congested or high-accident location, or when specific site access and safety issues are of concern, this as per the 1998 Traffic Impact Study Guidelines (TISG) prepared by TCAG. Table I of the 1998 TISG assigns 1 peak hour trip for a single family detached housing unit. According to this analysis, since this project proposes 25 residences, this will generate 25 peak hour trips for the proposed residences, which is under the 100 or more peak hour trips that would require preparation of a Traffic Impact Study. Therefore, no traffic impact study is required to be prepared. Traffic along Globe Drive is currently free flowing, of low volumes and densities; drivers can maintain their desired speeds with little or no delay and are generally unaffected by other vehicles. These qualitative conditions meet the ideal, uninterrupted service level for roadway capacity called "Level of Service A," as defined in Highway Capacity Manual, Third Edition, of the Transportation Research Board, Washington, D.C., Updated 1994.

Thus, the proposed project will have a less than significant impact on transportation/traffic.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have insufficient water supplies (including fire flow available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Violate federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis: Conditions of approval will require that available water utility connections to all lots be in accordance with adopted standards and practices. Impacts on available utility and service systems will be less than significant because those systems have sufficient capacities to accommodate the proposed development. Water will be supplied by a Community Water System regulated by the County. A Fire Hydrant system will be installed per the requirements of the Uniform Fire Code. The proposal will not result in significant environmental impacts to utilities or service systems.

17. MANDATORY FINDINGS OF SIGNIFICANCE

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| a) Does the project have the potential to substantially 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 an endangered, rare or threatened plant or animal species, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have environmental impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis: Based on the analyses above, findings of "Less Than Significant Impact" are appropriate for the Mandatory Findings of Significance for this project. No "Potentially Significant Impacts" were identified, and no potential "Less Than Significant With Mitigation Incorporation" were identified that cannot be reduced to a level less than significant by application and enforcement of State standards and/or County ordinances and/or standard conditions of approval.

RECOMMENDED FINDINGS IN SUPPORT OF APPROVAL FOR TM 795/PSR:

1. The proposal is for a Tentative Subdivision Tract Map to divide a 27.72 acre parcel into 25 single family residential lots with exceptions to the Subdivision Ordinance pertaining to requirement for curbs and gutters and maximum cul-de-sac length.
2. The site is located on the west side of Globe Drive, approximately one mile south of State Highway 190, Springville; generally described as a portion of Section 22, Township 21 South, Range 29, East, MDB&B; APN(s) 284-610-08 & 09.
3. The applicable land use and circulation element is the 1981 Foothill Growth Management Plan (FGMP). The site is located within the Tulare River Development Corridor. The Open Space Element is superseded by the FGMP. The subject site is located outside of any adopted urban boundary. The subject site is located outside of any noise-impacted corridor identified in the 1988 Noise Element.
4. The 2003 Housing Element identifies a housing need of approximately 2,250 additional single-family residences in the unincorporated areas of the County. This proposed project contributes 25 new residences toward meeting this anticipated need.
5. The project is consistent with the County's General Plan (FGMP) and the Zoning Ordinance.
6. The site is zoned PD-F-M (Planned Development – Foothill Combining – Special mobilehome) and contains a single family residence, occupied by the property owner, and a commercial recreational facility, including fishing ponds, picnic areas, campsites, and RV parking and has been at this location since 1975. The surrounding areas are zoned PD-F-M (and R-A-43 to the east) and contain rural residential and open space.
7. The PD-F-M Zone is a "combining zone" authorized under the Zoning Ordinance. Its components are the "PD" Planned Development Zone (Section 18.6), the "F" Foothill Combining Zone (Section 18.7) and the "M" Special Mobilehome Zone (Section 14.3). The PD-F-M Zone allows for a wide variety of agricultural, residential, commercial and mixed uses, subject to the Site Plan Review process (pursuant to Section 16.2 of the Tulare County Zoning Ordinance) and conformance with the development standards adopted under the Foothill Growth Management Plan, a component of the Land Use and Circulation Elements of the County General Plan.
8. The site will contain 25 single-family residential lots, ranging in size from 18,744 sq. ft. to 31, 257 sq. ft. The average lot size is 22,850 sq. ft. and the overall density is .9 units per gross acre. The project will be developed in two phases: Phase 1 will include development of Lots 1-15 and Phase 2 will develop Lots 16-25.
9. The PD-F-M Zone was applied to the site by Ordinance No. 2445, adopted by the Board of Supervisors on October 6, 1981. The subject site was created by Tentative Parcel Map PPM 78-270, approved July 25, 1978. Special Use Permit No. 77-037 was approved by the Planning Commission on September 14, 1977, which allowed for the establishment of a recreational campground on the subject site. An amendment was approved by the Planning Commission on July 11, 1979, which allowed for the establishment of a recreational vehicle campground on a portion of the subject site. The applicant will withdraw the Special Use Permit prior to the recording the final map.

10. A preliminary site plan for the subdivision (PRE 06-029) was reviewed and approved by the Site Plan Review Committee on December 15, 2006 and February 2, 2007 (Resolution 07-28), for the creation of 25 residential lots on the site.
11. A Biological Assessment of Vegetation and Wildlife was prepared by Paul Pruett & Associates, dated June 3, 2007, for the 27-acre subject site concluding that no evidence of sensitive plant or animal species were found on the subject site and that no riparian habitat or wetlands. The report concluded that, "We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat. We conclude that no significant direct or indirect impacts to any endangered, threatened, candidate or sensitive species will result if normal sensitive species avoidance techniques are observed."
12. A Soils Investigation Report, for the subject site, was prepared by Consolidated Testing Laboratories, Inc., dated May 30, 2007. The conclusion of the report indicated that, "Based on field and laboratory test data and engineering analyses, the site is suitable for the proposed construction..." It was recommended that the lake areas be lined, which is required by conditional of approval.
13. The subdivider has filed two exceptions to the Subdivision Ordinance for the design and improvement standards established in Sections 7-01-1235 and 7-01-1280. The requirements pertain to curb and gutter and maximum cul-de-sac length. The exceptions are appropriate for the project and will maintain consistency with other subdivision developments within the Tule River Development Corridor.
14. Domestic water will be provided by a Community Public Water System, regulated by the County. Sewer services will be provided by individually engineered sewage disposal systems.
15. A Homeowners Association shall be formed for the subdivision which shall be responsible for maintenance of all common areas including, but not limited to, landscaping inside and outside the block wall along Globe Drive, signage, the community well system, the open space/lake areas, the entrance gate, and the private streets.
16. A Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act of 1970, as amended, and approved by the Environmental Assessment Officer for public review indicating that the project will not have a significant effect on the environment.

RECOMMENDED CONDITIONS OF APPROVAL FOR TM 795:

1. All public improvements (road, water systems, fire hydrants, and other improvements) serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards, unless and except as such standards are modified within. The roads shall be improved to the FGMP standard for a two-way residential street with an ADT not to exceed 400.
2. All water mains, storm drains and related infrastructure shall be located within road rights-of-way.
3. All utility easements shall be shown on the final map.

4. Additional right-of-way shall be dedicated to the County in the amount of ten (10) feet along the west side of Globe Drive across the subdivision frontage. Said dedication shall be in the form of a grant of easement shown on the final map.
5. All water, gas, electric, telephone, cable television, storm drain, and related infrastructure to be extended along any road in the subdivision, or adjacent to the subdivision, shall be constructed prior to surfacing of roads.
6. The subdivider shall make all necessary arrangements for the relocation of all overhead and underground utility facilities that interfere with any improvement work required of this subdivision. In addition, the subdivider shall make all necessary arrangements with the public utility company for the cost of relocating such facilities, as no relocation costs will be borne by the County.
7. The subdivider shall be responsible for the cost of materials and installation for street name and traffic signs at locations recommended by the County Engineer.
8. A drainage and erosion control plan for driveways and building pads prepared by a registered civil engineer shall be submitted to and reviewed and approved by the Resource Management Agency prior to issuance of building permits and prior to commencement of grading or any construction. Such drainage plan shall clearly show the following information:
 - a. Existing and proposed contours for the entire project site
 - b. All off-site flows reaching and potentially impacting the project
 - c. Storm drain plans as required
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.
9. The subdivider or his contractor shall obtain all necessary encroachment permits from the Tulare County RMA before performing work within the County road rights-of-way of Globe Drive.
10. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading of the storm drainage improvements and site grading shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map.
11. A registered civil engineer will be required to prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, lot grading, road improvement details, storm drainage system details, sewer and water system details, street light locations, street sign locations, utility relocations and any other details relevant to constructing the improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.
12. The community lake(s) shall be lined to prevent the inundation of lake water into the surrounding parcels. The chosen design for the lining shall be reviewed by the Resource Management Agency Engineering Branch and the Tulare County Environmental Health & Human Services Agency prior to installation.
13. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Specialist or Registered Engineering Geologist. The specifications and engineering data for said system shall be submitted to the Tulare

County Environmental Health Services Division for review and approval prior to issuance of a building permit.

14. No sewage disposal system shall be installed within 50 feet of the lake(s) or pond areas.
15. The water system will be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). Applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to initiating and operating the system.
16. A soils report (foundation investigation) for the expansive properties of the building pads shall be prepared by a person licensed to practice soil engineering and submitted to and approved by the Resource Management Agency – Engineering Division, prior to issuance of building permits.
17. Any existing or new community wells shall be constructed to public well standards.
18. Any out of service wells, fuel storage or sewage disposal tanks shall be properly abandoned per Tulare County permit requirements.
19. The applicant/developer shall install a fire hydrant system in compliance with the Tulare County Improvement Standards prior to the recording of the final map. New fire hydrants shall be installed at locations and to the specifications of the Tulare County Fire Warden. Copies of the improvement plans shall be submitted to the Fire Department's Office (2 copies) and the Tulare County Resource Management Agency-Engineering Division (2 copies) for review and approval prior to construction.
20. Blue raised reflective markers shall be located in the street to identify fire hydrant locations to the specifications of the Tulare County Fire Department.
21. All new construction, roadways and/or driveways shall comply with the County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards for new buildings. All building permit applications for parcels created by this parcel map shall be reviewed and approved by the Tulare County Fire Warden's Office prior to their issuance. All required improvements shall be completed prior to occupancy of structure and prior to the issuance of occupancy permits.
22. All development and operations on the site shall comply with the San Joaquin Valley Unified Air Pollution Control District's (SVJUAPCD) Regulation VIII Fugitive Dust Rules.
23. The applicant/subdivider shall contact the San Joaquin Valley Air Pollution Control District in regard to the installation of wood-burning fireplaces, and natural gas-fired water heater requirements.
24. If during construction or grading activities on the site, any resources of historic or prehistoric nature are discovered, all construction or grading shall temporarily cease and the Tulare County Resource Management Agency Director shall immediately be notified of the discovery. Further development shall not continue until the Tulare County Resource Management Agency Director certifies that appropriate recovery measures, if deemed necessary, have been completed.
25. A Home Owners Association shall be formed for the subdivision which will be responsible for operation and long term maintenance of all the proposed

commonly held improvements, including the open landscaped areas, the private streets, the wall/fencing, drainage areas, community water system, the fire hydrant system, and the gated/key pad entry/security improvements and device.

26. Prior to any tree removal, an inspection for potential raptor nests shall be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines.
27. The applicant shall comply with all of the Land Alteration requirements of the (F) Foothill Combining Zone as set forth in Attachment No. 1.
28. The applicant shall withdraw Special Use Permit No. PSP 77-037 prior to recording the final map.

Attachment No. 1

Land Alteration Requirements of the (F) Foothill Combining Zone as set forth in Tulare County Zoning Ordinance, No. 352, as amended, Section 18.7, F-3

Land Alteration

3. Where any portion of a development site is proposed to be graded, improved or otherwise disturbed by reason of construction activity, the following standards shall be applicable:
 - a. Grading standards:
 - (1) All disturbed slopes shall be graded so that they are contoured to harmonize and blend with the natural slopes remaining on the site and surrounding the development site.
 - (2) The slope of exposed cuts and fills shall meet the standards established in the Improvement Standards of Tulare County as adopted pursuant to Section 7-01-2025 (formerly Section 7080) of the Ordinance Code of Tulare County and as said improvement standards are amended from time to time.
 - (3) Where soil materials are remaining on any graded slope and stabilization is required on the slope stabilization plan, such soil areas shall be planted with vegetation types sufficient to stabilize slopes and prevent erosion. Plant materials natural to the site and surrounding areas shall be used wherever possible.
 - (4) All slope stabilization and erosion protection activities associated with the development project shall be completed immediately after grading has been concluded and before the first day of December of any calendar year. No grading activities associated with a development project shall be undertaken between December 1 and March 1 unless the applicant can demonstrate that the slope stabilization and erosion prevention methods to be utilized will be effective in eliminating any slope and erosion problems.
 - (5) All lots and parcels shall be designed in a manner that minimizes future grading or land disturbance.
 - (6) Where two or more cut or fill slopes intersect, the area of intersection shall be graded and shaped to closely resemble natural topography. This requirement is not applicable to cut or fill slopes composed entirely of rock material.
 - (7) Where any cut or fill slope intersects with the natural grade of the land, the area of intersection shall be graded and shaped to closely resemble natural topography. This standard is not applicable to cut or fill slopes composed entirely of rock material.
 - (8) Fill slopes shall not extend into natural water courses or constructed channels. Excavated materials shall not be stored in water courses.

b. Erosion control requirements:

- (1) Water born sediment shall be retained on the site by means of facilities such as sediment basins and sediment traps. The drainage plan required under paragraph 2 of subsection D of this section shall set forth the proposed facilities for retaining water born sediment on the subject site.
- (2) Immediately following completion of grading or excavation activities, temporary mulching, seeding or other suitable stabilization methods shall be undertaken to protect exposed critical areas.
- (3) Any denuded or exposed slopes caused by construction activities shall be planted with native plant material or similar climatically adapted vegetation which is determined suitable for protecting exposed slopes from erosion.

c. Drainage requirements:

- (1) For projects located on site containing steep slopes or tight soils, the drainage plan required under paragraph 2 of subsection D of this section shall be designed to detain as much storm water run-off as possible on the site in order to prevent potential sedimentation and flooding off the site.
- (2) Within acute flooding problem areas identified in the Foothill Growth Management Plan, said drainage plan shall be designed to retain all additional storm water run-off caused by the development within the project site.

d. Vegetation removal requirements:

- (1) Removal of grading around native trees with a trunk of six (6) inches or more in diameter measured at three (3) feet above ground surface shall not be permitted during construction unless the agency which is making the final decision on the development project finds that such tree removal or grading is necessary due to desirable circulation alignments or infrastructure requirements.
- (2) Removal of any native tree as defined in this paragraph which is located within areas restricted to open space under paragraph 2 of this subsection shall not be permitted unless the retention of such native trees would endanger the safety of residents within the development site.
- (3) Any native tree as defined in this paragraph which is proposed for removal must be indicated on or with the Site Plan and a statement shall accompany such site plan explaining why said tree or trees must be removed.

CASE NO.: TM 795 (Costa)

CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES	STATE AGENCIES
<input type="checkbox"/> R.M.A. - Building Division <input type="checkbox"/> R.M.A. - Code Compliance Division <input checked="" type="checkbox"/> R.M.A. - Countywide Division <input type="checkbox"/> R.M.A. - Community Dev./Redevelopment Division <input checked="" type="checkbox"/> R.M.A. - Engineer/Flood/Traffic Division <input type="checkbox"/> R.M.A. - Parks and Recreation Division <input type="checkbox"/> R.M.A. - Building Services Division <input type="checkbox"/> R.M.A. - General Services Division <input type="checkbox"/> R.M.A. - Transportation/Utilities Division <input type="checkbox"/> R.M.A. - Solid Waste Division <input checked="" type="checkbox"/> H.H.S.A. - Environmental Health Services Division <input type="checkbox"/> H.H.S.A. - HazMat Division <input checked="" type="checkbox"/> Fire Warden (Tulare County Fire Department) <input type="checkbox"/> Sheriff's Department: Visalia Headquarters <input type="checkbox"/> Traver Substation <input type="checkbox"/> Orosi Substation <input type="checkbox"/> Pixley Substation ** <input type="checkbox"/> Porterville Substation <input type="checkbox"/> Agricultural Commissioner <input type="checkbox"/> Education Department <input type="checkbox"/> Airport Land Use Commission <input type="checkbox"/> Supervisor _____ <input type="checkbox"/> Assessor _____ <input type="checkbox"/> _____	<input checked="" type="checkbox"/> *Dept. of Fish & Game Dist 4 (see address below) <input type="checkbox"/> _____, DFG Area Biologist <input type="checkbox"/> Alcoholic Beverage Control <input type="checkbox"/> Housing & Community Development <input type="checkbox"/> Reclamation Board <input checked="" type="checkbox"/> Regional Water Quality Control Board - Dist. 5 <input type="checkbox"/> Caltrans Dist. 6 <input type="checkbox"/> Dept. of Water Resources <input type="checkbox"/> Water Resources Control Board <input type="checkbox"/> Public Utilities Commission <input type="checkbox"/> Dept. of Conservation <input type="checkbox"/> State Clearinghouse (15 copies) <input type="checkbox"/> Office of Historic Preservation <input type="checkbox"/> Dept. of Food & Agriculture <input type="checkbox"/> State Department of Health <input type="checkbox"/> State Lands Commission <input type="checkbox"/> State Treasury Dept. - Office of Permits Assist. <input type="checkbox"/> _____
LOCAL AGENCIES	OTHER AGENCIES
<input type="checkbox"/> Levee Dist. No 1 <input type="checkbox"/> Levee Dist. No 2 <input type="checkbox"/> _____ Irrigation Dist <input type="checkbox"/> _____ Pub Utility Dist <input type="checkbox"/> _____ Comm. Service Dist <input type="checkbox"/> _____ Town Council <input checked="" type="checkbox"/> Springville Elem. School Dist <input type="checkbox"/> _____ School Dist <input type="checkbox"/> City of _____ <input type="checkbox"/> County of _____ <input type="checkbox"/> Deer Creek Storm Water District <input type="checkbox"/> _____ Advisory Council <input type="checkbox"/> _____ Fire District <input type="checkbox"/> _____ Mosquito Abatement <input type="checkbox"/> Kaweah Delta Water Cons. District <input checked="" type="checkbox"/> SJV Unified Air Pollution Control Dist (Attn: Hector R. Guerra, Senior Air Quality Planner, San Joaquin Valley APCD, 1990 E. Gettysburg, Avenue, Fresno, CA 93726)	<input type="checkbox"/> U.C. Cooperative Extension <input type="checkbox"/> Audubon Society - Condor Research <input type="checkbox"/> Native American Heritage Commission <input checked="" type="checkbox"/> District Archaeologist (Bakersfield) <input type="checkbox"/> TCAG (Tulare Co. Assoc. of Govts) <input type="checkbox"/> LAFCo (Local Agency Formation Comm.) <input type="checkbox"/> Pacific Bell <input type="checkbox"/> GTE (General Telephone) <input type="checkbox"/> P.G. & E. <input checked="" type="checkbox"/> Edison International <input type="checkbox"/> The Gas Company <input type="checkbox"/> Tulare County Farm Bureau <input type="checkbox"/> Archaeological Conservancy (Sacto) <input type="checkbox"/> Dept. of Social Services, Community Care Division <input checked="" type="checkbox"/> SBC @ P.O. Box 1419, Alhambra, CA 91802 <input type="checkbox"/> FAA <input type="checkbox"/> * Department of Fish & Game Attn: Kathy or Sara 1130 E. Shaw Avenue, Suite 206 Fresno, CA 93710
FEDERAL AGENCIES	
<input checked="" type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Fish & Wildlife <input type="checkbox"/> Bureau of Land Management <input type="checkbox"/> Natural Resources Conservation Dist. <input type="checkbox"/> Forest Service <input type="checkbox"/> National Park Service <input type="checkbox"/> _____	



**Tulare County
Health & Human Services Agency**

John Davis, Agency Director

Ray Bullick, Director - Health Services Department

Health Services Department ■ Larry Dwoskin, Director ■ Environmental Health Services

October 23, 2007

CHARLOTTE BRUSUELAS
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA CA 93277

Re: Revision for TM 795 – Costa/Costa's Lake Estates

Dear Ms. Brusuelas:

This office has reviewed the above referenced matter. Based upon our review, we offer the following comments and conditions with this project:

1. All three options for preventing lake water to intrude into the on site sewage disposal systems are acceptable, as outlined in your e-mail from July 10, 2007, and in the report from Consolidated Testing Laboratories, Inc., dated May 30, 2007.
2. The community lake shall be lined to prevent the saturation of the proposed sewage disposal system. The chosen design shall be reviewed by the RMA Engineering Branch and Tulare County Environmental Health Services Division (TCEHSD) prior to the installation.
3. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Specialist, or Registered Engineering Geologist. The specifications and engineering data for said system shall be submitted to the TCEHSD for review and approval prior to issuance of a building permit.
4. No sewage disposal systems shall be installed within 50 feet of the lake.
5. The water system will be regulated as a "Community Public Water System" by the TCEHSD. Applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to operating the system.
6. The community well shall be constructed to public well standards.
7. Any well serving this subdivision shall be located in the designated open space or be in a separate well lot, which will be recorded as part of the subdivision. Wells will be owned and operated by the subdivision's home owners association.
8. Any public domestic wells serving this subdivision shall be located in a locked enclosure to exclude any unauthorized persons.

Sincerely,

A handwritten signature in cursive script that reads "Sabine T. Geaney".

Sabine T. Geaney, REHS III
Land Use Specialist
Environmental Health Services

STG:jp



**Tulare County
Health & Human Services Agency**

John Davis, Agency Director

Ray Bullick, Director - Health Services Department

Health Services Department ■ Larry Dwoskin, Director ■ Environmental Health Services

September 5, 2007

CHARLOTTE BRUSUELAS
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA CA 93277

Re: TM 795 – Costa/Costa's Lake Estates

Dear Ms. Brusuelas:

This office has reviewed the above referenced matter. Based upon our review, we offer the following comments and conditions with this project:

1. All three options for preventing lake water to intrude into the on site sewage disposal systems are acceptable, as outlined in your e-mail from July 10, 2007, and in the report from Consolidated Testing Laboratories, Inc., dated May 30, 2007.
2. The community lake shall be lined to prevent the inundation of lake water into the surrounding parcels. The chosen design shall be reviewed by the RMA Engineering Branch prior to the installation.
3. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Specialist, or Registered Engineering Geologist. The specifications and engineering data for said system shall be submitted to the Tulare County Environmental Health Services Division (TCEHSD) for review and approval prior to issuance of a building permit.
4. No sewage disposal systems shall be installed within 50 feet of the lake.
5. The water system will be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). Applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to operating the system.
6. The community well shall be constructed to public well standards.

Sincerely,

A handwritten signature in cursive script that reads "Sabine T. Geaney".

Sabine T. Geaney

Environmental Health Specialist III

Environmental Health Services Division

STG:jp



Tulare County Health & Human Services Agency

John Davis, Agency Director

Ray Bullick, Director - Health Services Department

Health Services Department ■ Larry Dwoskin, Director ■ Environmental Health Services

October 22, 2007

CHARLOTTE BRUSUELAS
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA, CA 93277

Re: Additional Comments for TM 795 – Costa/ Costa's Lake Estates

Dear Ms. Brusuelas:

This office has reviewed the above referenced matter. Based upon our review, we offer the following additional conditions with this project:

1. Any well serving this subdivision shall be located in the designated open space or be in a separate well lot, which will be recorded as part of the subdivision. Wells will be owned and operated by the subdivision's home owners association.
2. Any public domestic wells serving this subdivision shall be located in a locked enclosure to exclude any unauthorized persons.

Sincerely,

A handwritten signature in cursive script that reads "Sabine T. Geaney".

Sabine T. Geaney, REHS III
Land Use Specialist
Environmental Health Services

RESOURCE MANAGEMENT AGENCY



INTEROFFICE MEMORANDUM

September 11, 2007

TO: Charlotte Brusuellas, Project Planner

FROM: Craig Anderson, Engineer III

SUBJECT: Subdivision Tract No. 795

OWNER: George Costa

The following report provides recommendations for Subdivision Tract No. 795 in conformance with Section 7-01-1585 of the Tulare County Subdivision Ordinance. As shown on the preliminary subdivision map, the developer wishes to develop approximately 27.72 acres into 25 residential lots to be developed into two phases located southwest of Springville.

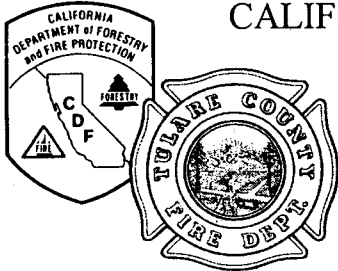
Although the proposed subdivision is to become a private development, it is recommended that all roads shall be improved to county standards as specified in the Tulare County Improvement Standards and the Foothill Growth Management Plan (FGMP). The roads shall be improved to the FGMP standard for a two-way residential street with an ADT not to exceed 400.

As shown on Panel Number 870 of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) for Community Number 065066 dated September 29, 1986, the subject site is located within Flood Zone C. Construction of buildings within a FEMA Zone C requires no specific flood mitigation measures.

Furthermore, we recommend the following conditions for the approval of the tentative map for Tract No. 795:

1. The roads, water system, fire hydrants, and other improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards or the River Island Water Company as applicable.
2. All water mains, storm drains and related infrastructure shall be located within road rights-of-way.
3. All utility easements shall be shown on the final map.

4. Additional right of way shall be dedicated to the County in the amount of ten (10) feet along the west side of Globe Drive across the subdivision frontage. Said dedication shall be in the form of a grant of easement shown on the final map.
5. The subdivider shall make all necessary arrangements for the relocation of all overhead and underground utility facilities that interfere with any improvement work required of this subdivision. In addition, the subdivider shall make all necessary arrangements with the public utility company for the cost of relocating such facilities, as no relocation costs will be borne by the County.
6. The subdivider shall be responsible for the cost of materials and installation for street name and traffic signs at locations recommended by the County Engineer.
7. A drainage and erosion control plan for driveways and building pads prepared by a registered civil engineer shall be submitted to and reviewed and approved by the Resource Management Agency prior to issuance of building permits and prior to commencement of grading or any construction. Such drainage plan shall clearly show the following information:
 - a. Existing and proposed contours for the entire project site,
 - b. All off-site flows reaching and potentially impacting the project,
 - c. Storm drain plans as required, and
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.
8. The subdivider or his contractor shall obtain all necessary encroachment permits from the Tulare County RMA before performing work within the County road rights-of-way of Globe Drive.
9. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading of the storm drainage improvements and site grading shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map.
10. A registered civil engineer will be required to prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, lot grading, road improvement details, storm drainage system details, sewer and water system details, street light locations, street sign locations, utility relocations and any other details relevant to constructing the improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.



CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

TULARE COUNTY FIRE DEPARTMENT

5961 S. Mooney Blvd - Visalia, CA 93292
(559) 733-6291 FAX (559) 730-2604

Steve Sunderland, Chief

Cooperative Fire Protection Since 1927

March 22, 2007

County of Tulare
Resource Management Agency
Attention: Charlotte Brusuelas, Project Planner
5961 S. Mooney Blvd
Visalia, CA 93277

Subject: TM 795

This letter is in reference to the above mentioned subdivision located in the County of Tulare.

Our recommendations concerning this item are that a fire hydrant system be installed in compliance with the current Tulare County Subdivision Ordinance, Fire Protection Standards.

Blue raised reflective pavement markers shall be installed on the surface of the roadways as per the Fire Chief's recommendations to identify fire hydrant locations.

If street lights are proposed, their locations should coincide with fire hydrant locations where possible.

All new construction and roadways shall comply with the County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards for new buildings. Building permit applications shall be reviewed and approved by the County Fire Warden's Office prior to their issuance. All required improvements shall be completed prior to the issuance of a Certificate of Occupancy.

Any revisions to the subdivision map involving the changing of lot numbers will require further review by the Tulare County Fire Department.

Two (2) copies of fire protection improvement plans should be submitted to the Tulare County Fire Department and the Public Works Department for approval prior to construction.

If you have any questions, please contact Kurtis Brown at 559-733-6291.

Steve Sunderland
Chief

By
Kurtis Brown
Tulare County Fire Inspector

SS:KB:ta 



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

March 26, 2007

Charlotte Brusuelas
County of Tulare
Resource Management Agency
5961 S Mooney Blvd
Visalia, CA 93277

MAR 28 2007

Project: Tentative Map 795 – Costa's Lake Estates

Subject: CEQA comments regarding the proposed subdivision of 27.72 acres into 25 lots – estate residential, located off of Globe Drive, Springville, by George Acosta (APN: 284-610-008 and 284-610-009)

District Reference No: 200700451

Dear Ms. Brusuelas:

The San Joaquin Valley Unified Air Pollution Control District (District) has previously commented on this project. (District Reference Number C200602059, dated September 25, 2006, for County of Tulare Project PRE 06-029). (District Reference Number C200602300, dated November 2, 2006, for County of Tulare Project Revised PRE 06-029). The District has no additional comments at this time.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 and provide the reference number at the top of this letter.

Sincerely,

David Warner
Director of Permits Services

for

Arnaud Marjollet
Permit Services Manager

DW: gs

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061
www.valleyair.org

Southern Region
2700 M Street, Suite 275
Bakersfield, CA 93301-2373
Tel: (661) 326-6900 FAX: (661) 326-6985



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

RECEIVED
TULARE COUNTY
SEP 26 2006

September 25, 2006

Reference No. C200602059

County of Tulare
Resource Management Agency
Attn: Charlotte Brusuelas, Project Planner
5961 South Mooney Blvd.
Visalia, CA 93277

Subject: Preliminary Subdivision No. PRE 06-029 – George Costa – Costa's Lake Estates
APN: 284-610-08 and 284-610-09

Dear Ms. Brusuelas:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and offers the following comments:

The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM10 and PM2.5). This project would contribute to the overall decline in air quality due to construction activities in preparation of the site, and ongoing traffic and other operational emissions. Preliminary analysis indicates that this project alone would not generate significant air emissions. However, the increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley. A concerted effort should be made to reduce project-related emissions as outlined below:

Based on the information provided by the applicant, the project consists of 25 single-family residential lots, for a total of 25 dwelling units. This falls below Rule 9510, §2.1.1 (Indirect Source Review-ISR) applicability threshold of 50 dwelling units. Environmental Assessment Questionnaire, specific items of impact page 3, states: "no homes will be constructed under this development."

Based on the information provided, it appears that this project will have a less-than-significant impact on the ambient air quality. However, the proposed project will be subject to the following District rules. The following items are rules that have been adopted by the District to reduce emissions throughout the San Joaquin Valley, and are required. This project may be subject to additional District Rules not enumerated below. To identify additional rules or regulations that apply to this project, or for further information, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (661) 326-6969. Current District rules can be found at <http://www.valleyair.org/rules/1ruleslist.htm>.

Regulation VIII (Fugitive PM10 Prohibitions) Rules 8011-8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track out, landfill operations, etc. The District's compliance assistance bulletin for construction sites can be found at <http://www.valleyair.org/busind/comply/PM10/Reg%20VIII%20CAB.pdf>.

If a residential site is 1.0 to less than 10.0 acres, an owner/operator must provide written notification to the District at least 48 hours prior to his/her intent to begin any earthmoving activities as specified in Section

6.4.1 of Rule 8021. A template of the District's Construction Notification Form is available at <http://www.valleyair.org/busind/comply/PM10/forms/Notification%20Form%20Final%2012.01.2005.doc>.

Rule 4002 (National Emission Standards for Hazardous Air Pollutants) In the event that any portion of an existing building will be renovated, partially demolished or removed, the project will be subject to District Rule 4002. Prior to any demolition activity, an asbestos survey of existing structures on the project site may be required to identify the presence of any asbestos containing building material (ACBM). Any identified ACBM having the potential for disturbance must be removed by a certified asbestos contractor in accordance with CAL-OSHA requirements. If you have any questions concerning asbestos related requirements, please contact Mr. Sherman Yount at (661) 326-6933 or contact CAL-OSHA at (559) 454-1295. The District's Asbestos Requirements Bulletin can be found online at <http://valleyair.org/busind/comply/asbestosbultn.htm>.

Rule 4102 (Nuisance) This rule applies to any source operation that emits or may emit air contaminants or other materials. In the event that the project or construction of the project creates a public nuisance, it could be in violation and be subject to District enforcement action.

Rule 4103 (Open Burning) This rule regulates the use of open burning and specifies the types of materials that may be open burned. Agricultural material shall not be burned when the land use is converting from agriculture to non-agricultural purposes (e.g., commercial, industrial, institutional, or residential uses). Section 5.1 of this rule prohibits the burning of trees and other vegetative (non-agricultural) material whenever the land is being developed for non-agricultural purposes. In the event that the project applicant burned or burns agricultural material, it would be in violation of Rule 4103 and be subject to District enforcement action.

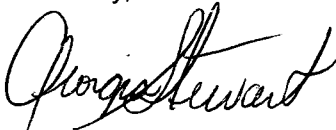
Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) If asphalt paving will be used, then paving operations of this project will be subject to Rule 4641. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and emulsified asphalt for paving and maintenance operations.

- Construction activity mitigation measures include:
 - The applicant/tenant(s) should implement measures to reduce the amount of single occupancy vehicle employee traffic to and from the project area
 - Require that all diesel engines be shut off when not in use to reduce emissions from idling
 - Limit area subject to excavation, grading, and other construction activity at any one time
 - Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use
 - Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
 - Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways, and "Spare the Air Days," declared by the District.
 - Implement activity management (e.g. rescheduling activities to reduce short-term impacts)
 - During the smog season (May through October), lengthen the construction period to minimize the number of vehicles and equipment operating at the same time.
 - Off road trucks should be equipped with on-road engines when possible.
 - Minimize obstruction of traffic on adjacent roadways.
- Construction equipment may be powered by diesel engines fueled by alternative diesel fuel blends. The California Air Resources Board (CARB) has verified specific alternative diesel fuel blends for NOx and PM emission reduction. Only fuels that have been certified by CARB should be used. Information on biodiesel can be found on CARB's website at <http://www.arb.ca.gov/fuels/diesel/altdiesel/altdiesel.htm> and the EPA's website at <http://www.epa.gov/oms/models/biodsl.htm>. The applicant should also use CARB certified alternative fueled engines in construction equipment where practicable. Alternative fueled equipment may be powered by Compressed Natural Gas (CNG), Liquid Propane Gas (LPG), electric motors, or other CARB certified off-road technologies. To find engines certified by the CARB, see their certification website <http://www.arb.ca.gov/msprog/offroad/cert/cert.php>. For more information on any of the technologies listed above, please contact Mr. Chris Acree, Senior Air Quality Specialist, at (559) 230-5829.

- Construction equipment may be used that meets the current off-road engine emission standard (as certified by the California Air Resources Board (CARB), or be re-powered with an engine that meets this standard. Tier I, Tier II and Tier III engines have significantly less NOx and PM emissions compared to uncontrolled engines. To find engines certified by the CARB, see <http://www.arb.ca.gov/msprog/offroad/cert/cert.php>. This site lists engines by type, then manufacturer. The "Executive Order" shows what Tier the engine is certified as. Rule 9510 requires construction exhaust emissions to be reduced by 20 percent for NOx and 45 percent for PM10 when compared to the statewide fleet average or to pay an in lieu mitigation fee. For more information on heavy-duty engines, please contact Mr. Thomas Astone, Air Quality Specialist, at (559) 230-5800.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call me at (559) 230-5937 and provide the reference number at the top of this letter.

Sincerely,



Georgia A Stewart
Air Quality Specialist
Central Region

C: file



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4014



March 28, 2007

Charlotte Brusuelas, Project Planner
Tulare County
5961 South Mooney Boulevard
Visalia, California 93277

Dear Ms. Brusuelas:

**Consultation on Revised Preliminary Subdivision No. PRE 06-029
APN 284-610-08 and 09**

The Department of Fish and Game (Department) has reviewed the information submitted by the Tulare County Resource Management Agency for the above Project, approval of which would allow for a 25-lot residential subdivision, on 27.72 acres, in the vicinity of 5 existing lakes. Aerial photos of the Project site show five separate lakes, however the tentative subdivision map (Map) only refers to one "Community Lake." It appears as if a majority of the proposed residential lots are within one or more of the lakes. The proposed Project area is located south of State Highway 190, west of Globe Drive in the community of Springville, Tulare County.

The Department has concerns with potential Project-related impacts to the lakes, associated riparian habitat, and the associated impacts to species that utilize these habitats. It is unclear in the information provided whether or not the proponent intends to fill a portion of or all of the lakes for the development of residential lots and roads. The Department infers, from the limited information provided, that a significant portion of the water bodies and riparian habitat would be impacted by the proposed Project. In order to definitively determine whether preparation of a Negative Declaration or an Environmental Impact Report (EIR) is appropriate for the California Environmental Quality Act (CEQA) compliance, additional information is needed. Such information would include the contents of an Initial Study (IS) (CEQA Guidelines, Section 15063 (d)), which include but are not limited to: identification of environmental setting; an identification of the environmental effects; and a discussion of methods to avoid, minimize, and mitigate any significant effects. At this time the Department recommends that an EIR be prepared for this Project.

The following comments do not represent all of our concerns; more specific comments can be provided once the Department has had the opportunity to review the IS and/or CEQA document that will be prepared for this Project. Our comments follow:

Trustee Agency Authority: The Department is a Trustee Agency with the responsibility under the CEQA for commenting on projects that could impact plant and wildlife resources. Pursuant to Fish and Game Code Section 1802, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat

necessary for biologically sustainable populations of those species. As a Trustee Agency for fish and wildlife resources, the Department is responsible for providing, as available, biological expertise to review and comment on environmental documents and impacts arising from project activities as those terms are used under CEQA.

Responsible Agency Authority: The Department has regulatory authority over projects that could result in the "take" of any species listed by the State as threatened or endangered pursuant to Fish and Game Code Section 2081. If the Project could result in the "take" of any species listed as threatened or endangered under the California Endangered Species Act (CESA), the Department may need to issue an Incidental Take Permit for the Project. CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Sections 21001{c}, 21083, Guidelines Sections 15380, 15064, 15065). Impacts must be avoided or mitigated to less than significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code Section 2080.

The State-listed species potentially occurring in the Project area include the State and Federally endangered and State Fully Protected California condor (*Gymnogyps californianus*). Other special status species may be present in the Project area as well. Prior to any approvals that would authorize ground-disturbing activities; the Department recommends that Tulare County require that reconnaissance level biological surveys be completed by qualified individuals. Depending upon the results of these initial surveys, additional focused surveys may be required in order to adequately assess the potential Project-related impacts to listed and other special status species. If State-listed species are detected during surveys, consultation with the Department is warranted to discuss the potential for take under CESA.

The Department also has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a stream or lake, or use material from a streambed or lakebed, the Department may require a Stream or Lake Alteration Agreement (SLAA), pursuant to Section 1600 et seq. of the Fish and Game Code.

Issuance of either an Incidental Take Permit or a SLAA is subject to CEQA review. The CEQA document prepared for this Project should identify the Department as a potential Responsible Agency and should describe and address the potential impacts to listed species and riparian and stream resources; other wise preparation of a supplemental CEQA document would be necessary if issuance of an Incidental Take Permit or a SLAA is necessary.

CEQA Compliance: CEQA Guidelines Section 15387 defines "project" to mean the whole of an action that may result in either a direct or reasonably foreseeable indirect physical change in the environment. The CEQA document should adequately address all impacts to

natural resources of the Project site. Proposed development of access routes and infrastructure (water, electric, natural gas, sewer, and telephone) related to this Project should also be delineated and analyzed for impacts to natural resources. Given the apparent Project-related impacts to riparian, stream, and wetland resources, a Categorical Exemption could not be used for the discretionary approval of this Project. Given the information provided to the Department, it appears that preparation of a Mitigated Negative Declaration would also not be appropriate, since all impacts could not likely be mitigated to less than significant levels. As a result, the Department feels that preparation of an EIR would be appropriate for this Project.

Unlisted Species: Species of plants and animals need not be officially listed as Endangered, Rare, or Threatened (E, R, or T) on any State or Federal list to be considered E, R, or T under CEQA. If a species can be shown to meet the criteria for E, R, or T as specified in the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, and Section 15380), it should be fully considered in the environmental analysis for the Project. The California Native Plant Society (CNPS) 1B listed spiny-sepaed button-celery (*Eryngium spinosepalum*) has historically been known to occur in the Project area vicinity. Potential Project-related impacts to these and other special status species potential occurring in the Project area should be evaluated and discussed in the CEQA document prepared for this Project.

Oak Woodlands: Aerial photos of the Project area show several mature trees. If the Project will require the removal or pruning of mature oaks or any other trees, the applicant should be made aware that the removal of active bird nests could be considered a violation of Fish and Game Code Sections 3503 (regarding unlawful take, possession, or needless destruction of the nest or eggs or any bird), 3503.5 (regarding take, possession, or destruction of any birds-or-prey or their nests or eggs), and 3513 (regarding unlawful take or possession of any migratory bird). If trees are going to be removed the work should be done outside of the normal bird breeding season or the trees should be surveyed for nests prior to their removal.

Large oak trees (greater than 12 inches in diameter as measured at breast height) on the Project site should be retained to the maximum extent possible during any additional construction activities on the proposed commercial lots. Large, acorn-bearing oak trees are a critical source of food for wintering deer and other wildlife. Access roads, utility connections, septic systems, and building sites should be located or routed where they will require the minimum amount of disturbance to large oak trees.

In addition to retaining oaks for their wildlife value, CEQA was amended to include Public Resources Code (PRC) Section 21083.4 which states that a county, when determining that a project may result in a conversion of oak woodlands, shall require implementation of measures to mitigate the impacts. The location, size, number, and species of oaks in the Project area as well as their proposed fate (i.e. retain or remove) should be included in the IS and/or CEQA document that will be prepared for this Project. A development of the density proposed would result in a conversion of the oak woodlands present on site, even if some

individual trees could be avoided. As a result, mitigation as required by PRC Section 21083.4 is warranted for this Project.

Nesting Birds: The mature trees within the Project area likely provide nesting habitat for songbirds and raptors. If tree removal is unavoidable, it should occur during the non-breeding season (mid-September through January). If construction activities or tree removal must occur during the breeding season (February through mid-September) surveys for active nests should be conducted by a qualified biologist no more than 30 days prior to the start of construction. A minimum no disturbance buffer of 250 feet should be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

Stream Impacts: Pursuant to Fish and Game Code Section 5650, it is unlawful to deposit in, permit to pass into, or place where it can pass into a "Waters of the State" any substance or material deleterious to fish, plant life, or bird life. Additionally, Fish and Game Code Section 5652 prohibits the deposition of any cans, bottles, garbage, motor vehicle or parts thereof, or rubbish within 150 feet of the high water mark of the "Waters of the State" (or where they can pass into any "Waters of the State").

Aerial photos of the Project site show five separate lakes, however the tentative subdivision map (Map) only refers to one "Community Lake." The "Community Lake" on the Map appears much smaller than aerial photos of the lake, and it appears as if a majority of the residential lots are within one or more of the lakes. Also, it appears as if the proposed Mateus Court transverses the large Community Lake, and that the proposed Wildhorse Lane transverses a smaller lake in the southeastern portion of the Project area. It is unclear in the information provided whether or not the proponent intends to completely fill all or a portion of any or all of the lakes within the Project area and whether or not the bed, bank, or associated riparian vegetation of the lakes will be disturbed. The filling of the lakes for residential lots and roads, and the proposed rock waterfall/overflow will require a SLAA. The applicant must consult with the Department regarding the above Project activities and all other activities that may disturb the bed, bank, or associated riparian vegetation of the lakes. Further, the Department recommends that the applicant consult with the United States Army Corps of Engineers (ACOE) if the Project will result in the discharge of dredged or fill material into navigable waters or wetlands, for a jurisdictional determination.

Potential Project impacts to the lake, associated riparian vegetation, and the wildlife that depend on them include: increased sediment input from structure and road runoff, toxic runoff from household chemicals and septic systems, and impairment of wildlife movement along lake corridors. To partially mitigate for these impacts we recommend a building setback from the top of the stream bank and lake shores of at least 100 feet to protect riparian vegetation. Within this setback no building, fencing, or septic systems should be allowed. The setback should be recorded on the parcel map as Open Space or as a setback with the specific limitations identified above.

Charlotte Brusuelas
March 28, 2007
Page 5

The Regional Water Quality Control Board (Board) also has jurisdiction over discharge and pollution of "Waters of the State," and should be consulted regarding a National Pollutant Discharge Elimination System (NPDES) permit and Section 401 Water Quality Certification. Whenever it is determined by the Department that a continuing and chronic condition of pollution exists, the Department shall report that condition to the appropriate Board, and shall cooperate with the Board in obtaining correction or abatement in accordance with any laws administered by the Board for the control of practices for sewage and industrial or construction waste disposal pursuant to Fish and Game Code Section 5651.

Federal Endangered Species Act (FESA): Any biological survey results should also be sent to the United States Fish and Wildlife Service, which regulates activities that may result in take of species listed under the FESA.

If you have any questions on these comments, please contact Margarita Gordus, Environmental Scientist, at the address or telephone number (extension 236) provided on this letterhead.

Sincerely,

A handwritten signature in black ink that reads "W. E. Loudermilk". The signature is written in a cursive style with a large, stylized "L" at the end.

W. E. Loudermilk
Regional Manager

cc: Roberta Gerson
United States Fish and
Wildlife Service
2800 Cottage Way, W-2605
Sacramento, California 95825

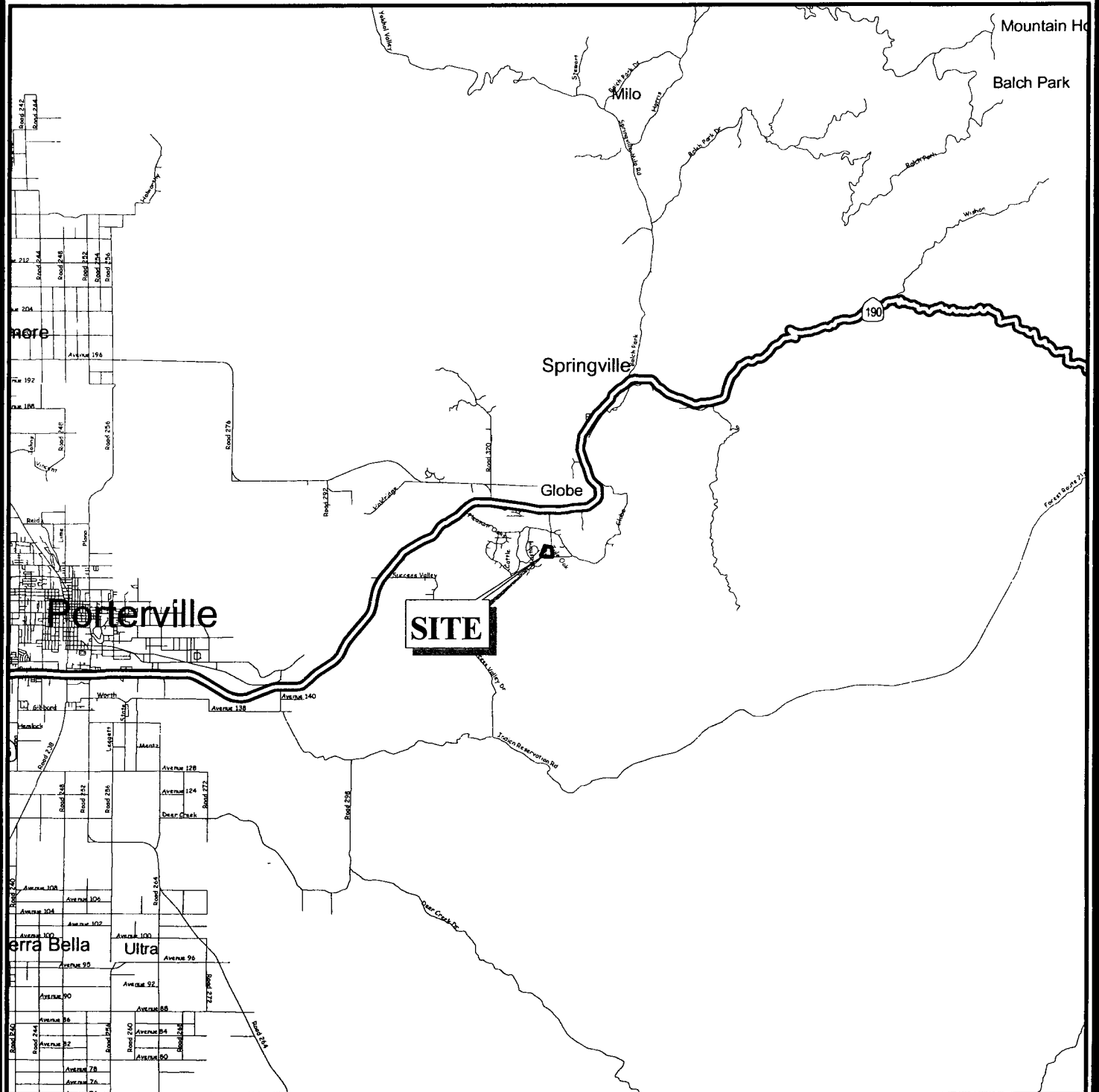
Regional Water Quality
Control Board
Central Valley Region
1685 E Street
Fresno, California 93706

Julie Means
Department of Fish and Game

Brian Erlandsen
Department of Fish and Game



Vicinity Map for TM 795

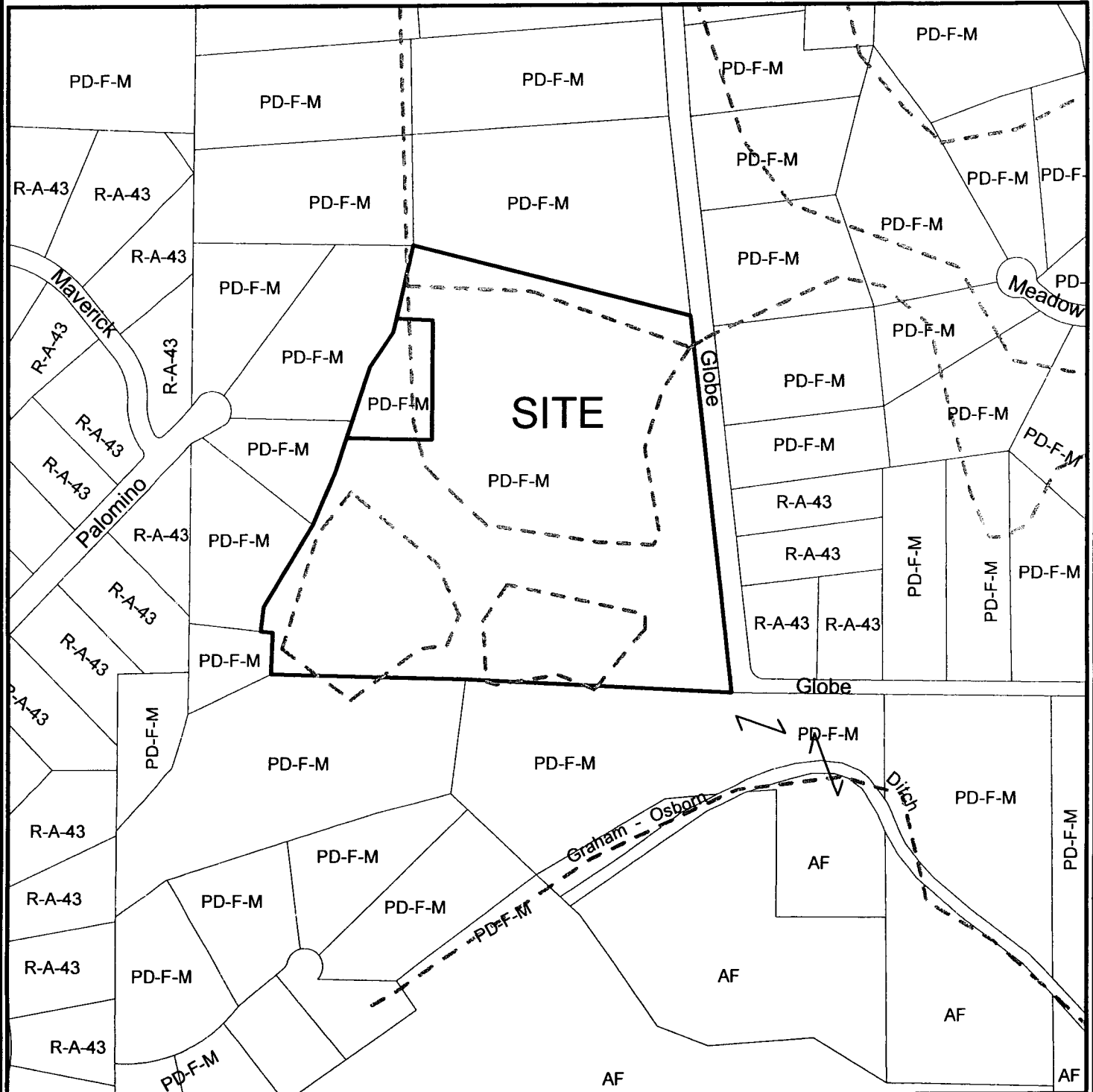


1.5 0 1.5 3 4.5 6 Miles





Existing Zoning Map for TM 795



Owner: COSTA GEORGE & NATALIE (TRS)
Address: 33221 GLOBE DR
City, State ZIP: SPRINGVILLE CA 93265
Applicant: COSTA LAKE
Agent: CYRRUS
Assessors Parcel # 284610008, 284610009,

200 0 200 400 600 800 Feet



Project Site for TM 795





Aerial Photograph for TM 795



Owner: COSTA GEORGE & NATALIE (TRS)
Address: 33221 GLOBE DR
City, State ZIP: SPRINGVILLE CA 93265

Applicant: COSTA LAKE
Agent: CYRRUS

Assessors Parcel # 284610008, 284610009

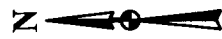
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SITE

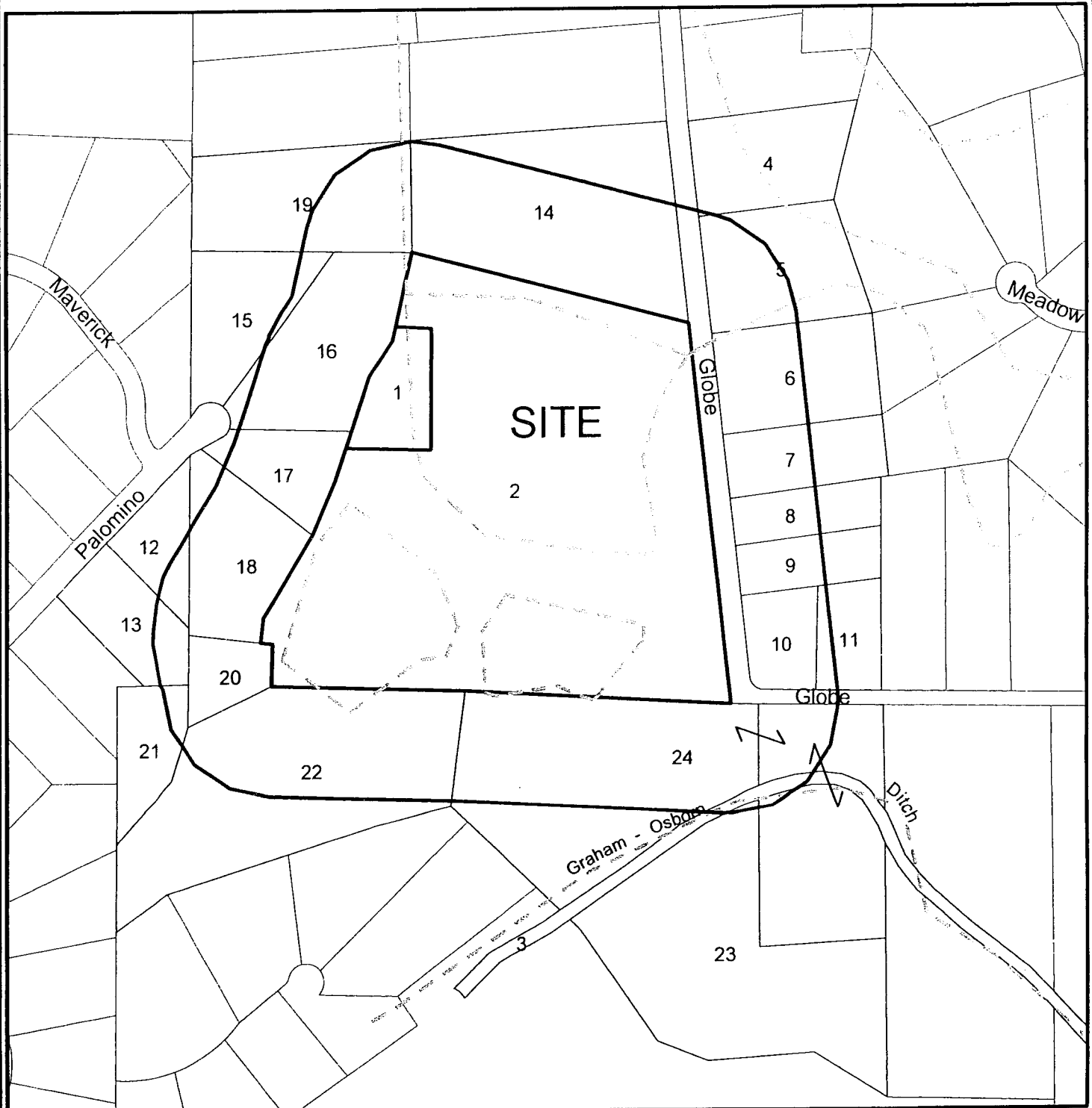
Project Site for TM 795

No Scale



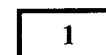


Location and Property Ownership Map for Hearing Notification for TM 795

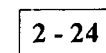


Owner: COSTA GEORGE & NATALIE (TRS)
Address: 33221 GLOBE DR
City, State ZIP: SPRINGVILLE CA 93265
Applicant: COSTA LAKE
Agent: CYRRUS
Assessors Parcel # 284610008, 284610009

200 0 200 400 600 800 Feet

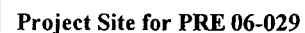


Project Site for TM 795



Properties within 300' of project site,
to receive written notification of proposal
(as required by State Law)





APN No. 284610008 COSTA GEORGE & NATALIE (TRS) 33221 GLOBE DR SPRINGVILLE CA 93265	1	APN No. 284291031 WOODS JACK D & BETTY I (TRS) 33284 GLOBE DR SPRINGVILLE CA 93265	11
APN No. 284610009 COSTA GEORGE & NATALIE (TRS) 33321 GLOBE DR SPRINGVILLE CA 93265	2	APN No. 284390021 LISENBERY MARK F & CYNTHIA L 16492 PALOMINO DR SPRINGVILLE CA 93265	12
APN No. 284130006 GRAHAM OSBORNE DITCH CO C/O JAN MC KINLEY 16521 MUSTANG SPRINGVILLE CA 93265	3	APN No. 284390022 FRIEDRICH MAXINE F (TR) 16452 PALOMINO DR SPRINGVILLE CA 93265	13
APN No. 284291001 SORIANO WILLIAM P 33192 GLOBE DR SPRINGVILLE CA 93265	4	APN No. 284610003 CHAVEZ MICHAEL & JEAN 33195 GLOBE DR SPRINGVILLE CA 93265	14
APN No. 284291002 LOPEZ EDGAR & ERLINDA D 33140 GLOBE DR SPRINGVILLE CA 93265	5	APN No. 284610004 SMITH CLYDE E & MARY K (TRS) 16561 PALOMINO DR SPRINGVILLE CA 93265	15
APN No. 284291003 OLIPHANT MARYANNE 33216 GLOBE DR SPRINGVILLE CA 93265	6	APN No. 284610005 GRISWOLD GERALD W & LAURA K (TRS) 11792 ARROYO SANTA ANA CA 92705	16
APN No. 284291004 ESPINOSA ANDREA 33222 GLOBE DR SPRINGVILLE CA 93265	7	APN No. 284610006 LOMELI LIBERTY ANTHONY & MARIA C 260 S WELLINGTON PORTERVILLE CA 93257	17
APN No. 284291027 JENSEN WALTER & VIRGINIA 33234 GLOBE DR SPRINGVILLE CA 93265	8	APN No. 284610007 CENTANNI JOHN 720 E WORTH AVE SP #178 PORTERVILLE CA 93257	18
APN No. 284291028 SERNA HERMAN 33246 GLOBE DR SPRINGVILLE CA 93265	9	APN No. 284610021 WARSON STARR & YONOK 23100 AVE 208 LINDSAY CA 93247	19
APN No. 284291030 EMERICK WILLIAM D & JOAN (TRS) 33252 GLOBE DR SPRINGVILLE CA 93265	10	APN No. 284620001 COSTA GEORGE M & NANCY S 16421 MUSTANG DR SPRINGVILLE CA 93265	20

APN No. 284620002 21
JOSLIN MELVIN E & JUANITA F
16241 A MUSTANG DR.
SPRINGVILLE CA 93265

APN No. 284620003 22
COSTA GEORGE & NATALIE (TRS)
33321 GLOBE DR
SPRINGVILLE CA 93265

APN No. 284620009 23
BROCKMAN JOHN A & CHARLENE M
33283 GLOBE DR
SPRINGVILLE CA 93265

APN No. 284620010 24
BROCKMAN JOHN & CHARLENE M
33283 GLOBE DR
SPRINGVILLE CA 93265

ATTACHMENT D

SOIL INVESTIGATION
COSTA'S LAKE ESTATES
SPRINGVILLE, CALIFORNIA

Submitted to:

MR. GEORGE COSTA

May 30, 2007

Submitted by:

Consolidated Testing Laboratories, Inc.

CTL CONSOLIDATED TESTING LABORATORIES, INC.

Soils and Materials Testing

Geotechnical and Environmental Drilling

Field Inspection

May 30, 2007
SEE'S JOB 27174S
CTL File No. 6731-06

Mr. George Costa
33221 Globe Drive
Springville, California 93265

**SUBJECT: Soil Investigation
Costa's Lake Estates
Springville, California**

Gentlemen:

At your authorization and request, we have performed a Soil Investigation for the subject property in Springville, California.

The accompanying report presents the results of our soil investigation for the subject project. The report describes our study, findings, conclusions and recommendations for use in design by the project consultants. It is the client's responsibility to see that all parties to the project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety, including the Additional Services and Limitations sections.

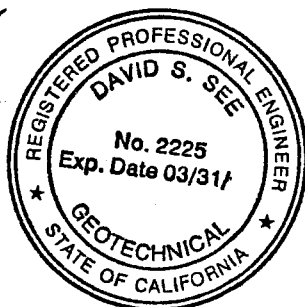
We appreciate the opportunity to be of service. If you have questions regarding the information contained in this report, please contact us.

Respectfully submitted,

CONSOLIDATED TESTING LABORATORIES, INC.



David S. See
G.E. 2225, Exp. 3/31/08
Geotechnical Consultant



Distribution:

- Mr. George Costa (4 copies)

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APPENDIX

APPENDIX "A"	- Suggested Earthwork Specifications
APPENDIX "B"	- Field Investigation and Boring Logs
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APPENDIX "D"	- Vicinity Map and Site Plan

**SOIL INVESTIGATION
COSTA'S LAKE ESTATES
SPRINGVILLE, CALIFORNIA**

INTRODUCTION

This report presents the results of a Soil Investigation for the Costa's Lake Estates in Springville, California. The purpose of the investigation was to explore and evaluate the subsurface conditions, and to make recommendations for site preparation procedures and foundation design parameters. This report includes the field and laboratory investigation data and presents geotechnical conclusions and recommendations. This report is based upon data obtained from six soil borings and seven test pits with laboratory tests performed on samples obtained from the site.

SITE LOCATION AND DESCRIPTION

The 28-acres project site is located at 33221 Globe Drive in Springville, California. A Site Location Map is presented in Appendix D. At the time of the field investigation, the project site had two large ponds which were surrounded by narrow strips of land and steep hillsides. The description of the site is based on visual observations made during our field investigation.

PROPOSED DEVELOPMENT

Based on information obtained, the proposed development will involve constructing 25 residential lots along the existing ponds. Portions of the lake front will be filled up for building pads. We anticipate that the future construction will consist of one- and two-story single-family houses involving wood-frame structures with concrete slab-on-grade floors. Appurtenant construction will include asphalt concrete paved roadways, leach fields, and underground utilities.

SOIL AND GROUNDWATER CONDITIONS

The subsurface soils encountered generally consist of silty sands, clays, sandy gravels, underlain by disintegrated granite. The soil profile described above is generalized, therefore, the reader is advised to consult the Logs of Test Pits in Appendix B for soil conditions at specific locations or depths.

Water seepage was encountered in two test pits during our field exploration. Groundwater was encountered in three test pits at depths of 3 to 6 feet BG after 24 hours of field exploration. It should be noted that groundwater level fluctuates due to variations in lake water level, precipitation, land use, irrigation, and other factors. The evaluation of these factors is beyond our scope of services.

Locations of our exploratory borings and test pits are shown on the Site Plan in Appendix D. Surface elevations at the boring and test pit locations were not measured.

CONCLUSIONS AND RECOMMENDATIONS

1.0 General

Based on field and laboratory test data and engineering analyses, the site is suitable for the proposed construction providing our recommendations are followed. Conventional spread footings bearing in the properly compacted site soil are suitable for supporting the structures. To prevent any potential lateral seepage from leach fields to the ponds, cutoff wall or clay liner may be used. Detailed foundation design recommendations are presented in the following sections.

2.0 Site Preparation

2.1 Clearing: Prior to earthwork operations, the area to be developed should be stripped of vegetation, organic topsoil, and cleared of tree roots. For lake bottom areas, we estimate the depth of stripping to be one to two feet. The soil technician should be present to review and observe the removal of organic topsoil at the lake bottom. The actual removal depths will vary, and final determinations of the removal depths should be determined during grading by the geotechnical engineer. Tree root systems of the trees in proposed building areas should be removed to a minimum depth of two feet below existing grade and to such an extent which permit removal of all roots larger than 1-inch in diameter.

2.2 Keyway and Bench: Following clearing and removal of unsuitable organic topsoil, the bottom of the excavation should be further excavated to form benches and keyways over areas at the bottom of the existing ponds. **The keyway must be reviewed and approved by the geotechnical engineer.** Benching should be sufficient to provide at least 10-foot wide benches. All fill slopes should have a toe-of-fill keyway constructed. The Keyway should have a minimum depth of one foot below hard decomposed granite and a minimum width of 10 feet. The bottom of the keyway should slope inward. No fill should be placed in an area subsequent to keying and benching until the keyway has been reviewed and approved by the geotechnical engineer.

2.3 Slope Construction: Slope stability analysis was conducted for the pad slopes in consideration of the soil type, soil profile, shear strength of material and pore water pressure condition. The strength parameters for the site soil and compacted engineered fill used in the analyses were established using past results of laboratory direct shear test (CD test) on similar material. The results of our analyses indicated that proposed slope construction at the following recommended slope angles for cut and fill slopes should possess slope stability in excess of general accepted minimum criteria (Factor of Safety = 1.5), provided these slopes are constructed and maintained in accordance with the recommendations provided herein. For fill slope at lake front with heights not greater than 20 feet, a slope not steeper than 3:1 (horizontal:vertical) may be used. For cut slope at the hillside with heights not greater than 30 feet, a slope not steeper than 2:1 (horizontal:vertical) may be used in the soil overburden above the hard disintegrated granite, and a slope not steeper than 1:1 (horizontal:vertical) may be used in the hard disintegrated granite.

2.4 Preparation of Building Areas: All transition pads underlain partly by compacted engineered fill and partly by undisturbed native soil will require overexcavation and recompaction. Following the placement of fill, the cut or undisturbed area of the proposed building location should be overexcavated to a minimum depth of two feet below final grade. Any clayey soils encountered during overexcavation should be removed from the building pad area. Overexcavation should extend a minimum of 5 feet beyond the perimeter of the building. **The overexcavation should be reviewed by CTL.** The bottom of the overexcavation should be scarified to a depth of six inches, moisture conditioned to near optimum moisture content, and compacted as outlined in the following sections.

2.5 Compaction: The scarified subgrade and subsequent fill placed at the building pads should be moisture conditioned to optimum moisture content, and compacted to at least 95 percent of maximum dry density as determined by ASTM Test Method D1557.

- 2.6 Material for Fill:** Fill should consist of select material. Native soil, free from expansive clay, organics, vegetation, and rocks or cobbles larger than three inches, may be used as fill at the site. Native sandy clay removed from the building pad areas may be used as backfill material in the cutoff wall or other non-structure landscape areas. Import material, if required, should consist of non-expansive, inorganic granular soils conforming to the following criteria:

IMPORTED FILL	
Maximum Plasticity Index	8
Maximum Particle Size (inches)	3
Percentage Passing #200 Sieve	10-40
Minimum "R" Value (pavement area)	50
Maximum Water Soluble Sulfate (SO ₄) in Soil, percent by weight	0.2

Import material must be reviewed by CTL for conformance to these criteria prior to transport to the site.

- 2.7 Fill Placement:** Fill material should be moisture-conditioned to above the optimum moisture content prior to compaction. Fill material with excessive moisture should be allowed to dry prior to compaction or be mixed with dry soil to bring the fill to a workable moisture content. Fill should be placed in level lifts not exceeding a loose, uncompacted thickness of eight inches, and compacted as engineered fill.
- 2.8 Site and Building Drainage:** Control of surface drainage in the proposed building areas should be an important design consideration. Final grading around the structures should be such that there is positive and enduring drainage away from the foundations, and water should not be allowed to pond on the site or against the buildings. For landscape areas without concrete flat slabs, a minimum two percent positive fall away from building perimeter to at least five feet is recommended.

2.9 Utility Trench Backfill: The underground utilities should be installed according to the manufacturer's recommendations. However, where no manufacturer's recommendations are available, underground utilities should be installed as described below. Underground utility lines should have no less than 12 inches of cover. A minimum of six inches of compacted sand bedding under the pipe, and a pipe envelope extending six inches above the pipe, should be provided. The remaining backfill material may consist of native soil. Utility trench backfill should be compacted in accordance with the requirements for engineered fill.

2.10 Lateral Seepage from Leach Fields: The lateral seepage from leach fields toward the lake may be prevented and/or reduced with a cutoff wall or a clay liner. The cutoff wall should be installed between the leach fields and the ponds. The exact locations should be marked on the site plan and reviewed by CTL. The clay liner should be constructed on the slope surface at the lake front.

Option I: The cutoff wall should have a minimum width of 18 inches. The depth of the wall should be at least six feet and two feet into hard disintegrated granite. Based on the soil profile encountered, the maximum anticipated depth of the wall may be ten to twelve feet. **The excavated trench bottom for the cutoff wall must be reviewed and approved by the geotechnical engineer to ensure sufficient penetration into hard impermeable stratum prior to placement of any backfill.** To reduce the potential construction problem with water seepage into trenches, the cutoff wall should be constructed when the ponds were drained. The backfill should consist of excavated native soil and dry bentonite mixture. The excavated native soil mixture should have at least 30 % pass a #200 sieve. Bentonite should conform to the requirements in API Standard 13A. A Certification of Compliance and a sample should be submitted prior to shipment. For preliminary estimate purpose, the amount of bentonite to be added to the soils may be four (4) percent by dry weight, and a soil unit weight of 120 pcf may be used.

A mix design with permeability tests on molded samples with 3 to 6 percent bentonite should be performed prior to construction. For the cutoff wall, permeability on the order of 10^{-7} cm/sec should be required for the backfill mixture.

The soil and the dry bentonite should be mixed on a temporary work platform at the site. Bentonite should be spread over 6 to 8 inches thick layer of soil and mixed. Disk harrows, blade graders, blenders, pug mills or pulverizer may be used to mix the backfill material thoroughly into a homogeneous mixture and the mixture should be pulverized until all the clods are broken down to pass a 3-inch screen, 90% pass 1-inch screen, and at least 70 % pass a #4 sieve. The mixture moisture should be at least 3 percent above optimum moisture content.

Then, the mixture should be placed into the excavated trenches in lifts of one to two feet in thickness and compacted to at least 90 percent of maximum dry density as determined by Test Method ASTM D1557. The amount of bentonite added, the moisture of the soil-bentonite mixture, the degree of pulverization, and the relative compaction should be verified with full-time field testing and inspection by CTL.

Option II: The clay liner should have a minimum thickness of 24 inches. The clay liner should cover the entire height and length of the fill slope at the lake front. The clay should have at least 60 percent passing No.200 sieve and a minimum Plasticity Index of 10. Permeability tests of remold samples from proposed clay import materials should be performed prior to construction. A permeability on the order of 10^{-7} cm/sec should be required for the clay. The clay should be compacted to at least 92 percent of maximum dry density as determined by Test Method ASTM D1557.

Placement of clay liner on the fill slopes may be achieved by over-building the slopes laterally in level lifts or by placing of clay fill on the slope surface in thin layers.

Alternative I - Overbuilding the slopes in level lifts: The clay fill should be placed in level lifts with keyway and benches. Benching should be sufficient to provide at least 4-foot wide benches. The clay liner slope also should have a toe-of-fill keyway constructed. The keyway should have a minimum depth of one foot below hard decomposed granite and a minimum width of 8 feet. Compaction of the clay liner slopes should be achieved by over-building the slopes laterally and then cutting back to the design line and grade. Feathering of clay fill over the tops of slopes or slope surface should not be permitted. If the clay liner is to be installed in level lifts with benches on the fill slope at lake front, the clay liner should have a final slope not steeper than 3.5:1 (horizontal:vertical).

Alternative II - Placing clay on the slope surface: If clay liner is to be installed directly on the fill slope surface in thin layers at lake front, the fill slope has to be flattened to not steeper than 5:1 (horizontal:vertical) prior to clay liner placement. The clay fill may be placed over the tops of slopes and directly on the slope surface in thin layers. Prior to clay fill placement, the flattened fill slope should be compacted with sheep foot compactor to rough the slope surface for better bonding. Then, the clay fill should be placed in thin lifts over the existing fill slope surface.

In addition, it may be desirable to place a thin layer of silty sand or decomposed granite (DG) over the clay liner in the portion of the fill slope which is subject to lake water level fluctuation for better appearance and easy maintenance. The layer should have a minimum thickness of 8 inches, and should be compacted to at least 85 percent relative compaction.

3.0 Foundation Recommendations

Provided the site preparation procedures presented in this report are performed, conventional spread footings, bearing in compacted native soil at a minimum depth of one foot below grade may be used for supporting the structural loads of the proposed buildings. Column spread footings may be sized according to a net bearing pressure of 2,500 pounds per square foot (psf). Wall footings may be sized according to a net bearing pressure of 2,000 psf, provided they are a minimum of one foot wide. The recommended bearing pressure applies to combined dead and sustained live loads and may be increased by one third ($\frac{1}{3}$) to include transient loads due to wind and seismic effects. Based on a column load of 10 kips, a total footing settlement on the order of $\frac{1}{2}$ inch is anticipated. Differential settlement between two adjacent isolated footings is expected to be about $\frac{1}{4}$ inch.

The subject site is located in CBC Seismic Zone 3. As such, the proposed structure should be designed with construction specifications and structural properties to withstand the anticipated or probable effects of seismic ground motion within this Zone, if a seismic event was to occur. The soils beneath the site are consistent with Soil Profile Type S_c , as determined by the procedures described in the California Building Code (CBC). All footings of buildings at the subject site should be designed to resist seismic forces using coefficients corresponding to this Soil Profile Type.

4.0 Lateral Earth Pressure and Frictional Resistance

For structures subject to lateral pressures from native soils and backfill at the site, the following values are recommended:

LATERAL EARTH PRESSURE	
Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Active case, drained	50
At-rest case, drained	70
Passive case, drained	270

Design values assume level, drained granular backfill. Pressures due to surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. The upper one foot of soil of the adjacent grade should not be used in the passive pressure computation. A coefficient of friction of 0.40 may be used between subgrade soil and concrete footings. Vertical soil loads may be calculated based on a soil bulk density of 120 pounds per cubic foot.

The foregoing equivalent fluid pressures and frictional coefficients represent ultimate soil values, and a safety factor consistent with design conditions should be included. A minimum safety factor of 1.5 against lateral sliding is recommended if the sliding is resisted only by frictional resistance. When combined passive and frictional resistance is used, we recommend a minimum safety factor of 2.0. For lateral stability against seismic loading, we recommend a minimum safety factor of 1.1.

5.0 Interior Concrete Slab-On-Grade

Interior concrete slab-on-grade floors may be placed on compacted native soil or engineered fill. A damp-proofing system should be used beneath the slab-on-grade floors that would be covered with floor coverings. The damp-proofing system should consist of a vapor barrier with a minimum thickness of 8 mils and a water vapor transmission rate of less than 0.3 grains/sq.ft./hr. per ASTM E-96, Method B. The vapor barrier should have sufficient strength to resist the rigors of construction. Splices and perforations should be properly sealed. Two inches of clean sand should be placed between the vapor barrier and the concrete slab to protect the vapor barrier during construction and to aid in curing the concrete.

It is very possible that localized excessive moisture can be present in the subgrade soil due to shallow groundwater conditions and may cause moisture damage to sensitive flooring material or other building components. In order to reduce the potential of moisture problem, a capillary break should be placed on compacted subgrade and below the vapor barrier in the interior floor slab areas. The capillary break should consist of minimum of four inches of gravel or crushed rock. The gravel or rock should have a maximum size of 3/4 inch with

less than five percent passing the No. 4 sieve. Two inches of clean sand should be placed between the vapor barrier and the crushed rock to protect the vapor barrier during construction.

For floors that would be covered with hardwood floors or other moisture-sensitive floor coverings, we suggest that a premolded membrane with a minimum thickness of 20 mils and a water vapor transmission rate of less than 0.01 grains/sq. ft./hr. per ASTM E-96, such as W. R. Meadows Sealtight, be used for this purpose. No penetration of vapor barrier is permitted for construction purposes by screed pins, wood stakes, etc. Seams should be sealed and any punctures should be repaired. We suggest that the owner's representative inspect the integrity of the vapor barrier prior to placement of concrete.

6.0 Additional Services

The review of plans and specifications, construction consultation, and field observation by CTL are an integral part of the conclusions and recommendations made in this report. These are vital elements and extensions of this geotechnical engineering investigation. We recommend that following the development of construction plans and specifications, those portions of the contract drawings and specifications that pertain to earthwork and foundations be made available to CTL to verify that they are consistent with our recommendations contained in this report. We recommend that CTL be retained to provide geotechnical consultation and construction testing services during site preparation and grading, and the foundation construction phases of the project. This would include observation and testing of the earthwork, review of keyway and cutoff wall excavations.

CHANGED CONDITIONS AND LIMITATIONS

Findings of this report are valid as of the present. However, changes in proposed construction such as structure type, design loads, and location may invalidate the report. Also, site conditions and applicable standards may change. Therefore, this report should be reviewed to determine its applicability considering changed conditions or after a substantial lapse of time between the preparation of our report and the start of work at the site (two years or more).

The analyses and recommendations submitted in this report are based upon the data obtained from the exploratory borings performed. The samples obtained and tested, and the observations made, are assumed to be representative of the site soils. The report does not reflect variations which may occur between borings.

The validity of the recommendations contained in this report is also dependent upon the prescribed testing and observation program during the site preparation and construction phases. Our firm assumes no responsibility for construction compliance with these design concepts and recommendations unless we have been retained to perform observation and review during site preparation, grading, and foundation/slab construction.

CTL has prepared this report for the exclusive use of the client noted on the cover page and the project design consultants. The report has been prepared in accordance with generally accepted practices by reputable geotechnical engineers practicing in this or a similar locality at the time the report was written. No other warranties, either expressed or implied, are made as to the professional advice provided under the terms of this agreement and included in this report.

Consolidated Testing Laboratories, Inc.

APPENDIX A

SUGGESTED EARTHWORK SPECIFICATIONS

1. GENERAL

1.1 SCOPE

These specifications and plans include all earthwork pertaining to site rough grading including, but not limited to, furnishing all labor and equipment necessary for cleaning, grubbing, and stripping; and any other work necessary to bring ground elevation to the lines and grades shown on the project plans.

1.2 PERFORMANCE

It shall be the responsibility of the Contractor to complete all earthwork in accordance with project plans and specifications. No variance from plans and specifications shall be permitted without written approval of the Engineer-of-Record, hereinafter referred to as the "Soils Engineer." Earthwork shall not be considered complete until the "Engineer" has issued a written statement conforming substantial compliance earthwork operations to these specifications and to project plans.

The Contractor shall assume sole responsibility for job site conditions during the course of earthwork operations on the project, including safety of all persons and preservations of all property; this requirement shall apply continuously and not be limited to normal working hours. The Contractor shall defend, indemnify, and hold harmless the Owners, Engineer, and Soil Engineer from any and all liability and claims, real or alleged, arising out of performance of earthwork on this project, except from liability incurred through sole negligence of the Owner, Engineers, or Soil Engineers.

2. DEFINITIONS

2.1 EXCAVATION

Excavation shall be defined within the context of these specifications as earth material excavated for the purpose of constructing fill embankment; grading the site to elevations shown on the project plans, or placing underground pipelines, conduits, or other subsurface utilities or minor structures.

Excavations shall be made true to the lines shown on project plans and to within plus or minus one-tenth (0.1) of a foot, of grades shown on the accepted site grading plans.

2.2 ENGINEERED FILL

Engineered fill shall be construed within the body of these specifications as soil or soil-rock mixtures placed to rise the grade of the site or to backfill excavations and upon which the soil Engineer has performed sufficient tests and has made sufficient observation during placement to enable him to issue a written statement confirming substantial conformance of the work to project earthwork specifications.

2.3 ON-SITE MATERIAL

On-site material is earth material obtained in excavation made on the project site.

2.4 IMPORTED MATERIAL

Imported material is earth material obtained off the site, hauled in, and placed as fill.

2.5 “COMPACTION” – OR – “COMPACTED”

Whenever expressed or implied within the context of these specifications shall be interpreted as compaction to specified percentage of the maximum density obtainable by Test Method ASTM D1557-78 (Method A).

2.6 GRADING PLANE

The Grading Plane is the surface of the basement material upon which the lowest layer of sub-base, base, pavement, surfacing, or other specific layer, is placed.

3. SITE CONDITIONS

The contractor shall visit the site, prior to bid submittal, to determine existing soil and topographic conditions, and the nature of materials that may be encountered during the course of the work under this contract, and make his own interpretation of the contents of the Preliminary Soils Report as they pertain to said conditions.

The Contractor shall assume all liability under the contract for any loss sustained as a result of variations which may exist between specific soil boring locations or changed conditions resulting from natural or man-made circumstances occurring after the date of the Preliminary Field Investigations.

4. CLEARING AND GRUBBING

4.1 CLEARING AND GRUBBING

Clearing and grubbing shall consist of removing all debris such as metal, broken concrete, trash, vegetation growth and other biodegradable substances, from all areas to be graded.

Existing obstructions below shall be removed in accordance with the following procedure:

4.1.1 SLABS AND PAVEMENT

Shall be completely removed. Asphaltic or Portland cement, concrete fragments may be used in engineered fills provided they are broken down to a maximum dimensions of six (6") inches and thoroughly dispersed within a friable soil matrix. Engineered fill containing said fragments should not be placed above the elevation of the bottom of the lowest structure footing.

4.1.2 FOUNDATIONS

Existing at the time of grading shall be removed to a depth not less than two (2) feet below the bottom of the lowest structure footing.

4.1.3 BASEMENTS, SEPTIC TANKS

Buried concrete containers of similar construction located within areas destined to receive pavements, structures, or engineered fills should be completely removed and disposed of off the site. Basements, septic tanks, etc., situated outside structures, or structural fill areas shall be disposed of by breaking an opening in bottom to permit drainage, and by breaking walls down to not less than two (2) feet below finished subgrade.

4.1.4 BURIED UTILITIES

Buried utilities such as sewer, water and gas lines or electrical conduits to remain in service shall be re-routed to pass no closer than four (4) feet to the outside edge of proposed exterior footings of structures. Lines to be abandoned shall be completely removed to minimum depth of two (2) feet below finished building pad grade.

4.1.5 ROOT SYSTEMS

Root systems shall be completely removed to a minimum depth of two (2) feet below the bottom of the lowest structure footing or to two (2) feet below finished subgrade, whichever depth is lower. Root systems deeper than the elevation indicated above shall be excavated to allow no roots larger than two (2) inches in diameter.

4.1.6 CAVITIES

Cavities resulting from clearing and grubbing or cavities existing on the site as a result of man-made or natural activity shall be backfilled with earth materials placed and compacted in accordance with Sections 5.3 and 5.4 of these specifications.

4.1.7 PRESERVATION OF MONUMENTS, CONSTRUCTION STAKES, PROPERTY CORNER STAKES

Preservation of monuments, construction stakes, property corner stakes, or other temporary or permanent horizontal or vertical control reference points shall be the responsibility of the contractor. Where these markers are disturbed, they shall be replaced at the contractor's expense.

5. SITE GRADING

Site grading shall consist of excavation and placement of fill to lines and grades shown on the project plans and in accordance with project specifications and recommendations of the Preliminary Soils Report.

5.1 AREAS TO RECEIVE FILL

5.1.1 Surface to receive fill shall be scarified to a depth of at least six (6) inches or as recommended until the surface is free from ruts, hummocks or other uneven features which would tend to prevent uniform compaction by the equipment to be used.

5.1.2 After the area to receive fill has been cleared and scarified, it shall be moistened and compacted to a depth of a least six (6) inches in accordance with specifications for compacting fill material in Paragraph 5.4, below.

5.2 EXCAVATION

5.2.1 Excavation shall be cut to elevations plus or minus 0.1 foot of the grades shown on the accepted plans.

5.2.2 When excavated material is to be used in engineered fill, the excavation shall be made in a manner to produce as much mixing of the excavated materials as practicable.

5.2.3 When excavations are to be backfilled and where surfaces exposed by excavation are to support structures or concrete floor slabs, the exposed surfaces shall be scarified, moistened and compacted as stated above for areas to receive fill. Over excavation below specified depth will not eliminate the requirement for exposed surface compaction.

5.3 FILL MATERIALS

5.3.1 Materials obtained from on-site excavations will be considered satisfactory for construction of on-site engineered fill unless otherwise stated in the Soils Report or Foundation Investigation. If unexpected pockets of poor or weak materials are encountered in excavations and they cannot be up-graded by mixing with other materials or by other means, they may be rejected by the Soils Engineer for use in engineered fill.

5.3.2 When imported fill materials are necessary to bring the site up to planned grades, no materials shall be imported prior to its approval and acceptance by the Soils Engineer.

5.3.3 The Soils Engineer shall be given notice of the proposed source of imported materials with adequate time allowance for his testing of the proposed materials. The time required for testing will vary with different types of materials, job conditions and ultimate function of filled areas. Under best conditions, the time requirement will not be less than 48 hours.

5.4 PLACING, SPREADING, AND COMPACTION FILL MATERIAL

5.4.1 The fill material shall be placed in layers which, when compacted, shall not exceed six (6) inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material in each layer. Increased thickness of layers may be approved by the Soil Engineer when conditions warrant.

5.4.2 All fills shall be placed in level layers; layers shall be continuous over the area of any structural unit, and all portions of the fill shall be brought up simultaneously within the area of any structural unit. When import material is used, it must be placed so its thickness is as uniform as possible within the area of any structural unit.

- 5.4.3** When materials are to be excavated and replaced in a compacted condition, segmented, or leap-frogging or cut-fill operation within the area of any structural unit will not be permitted unless the method is specifically described by the Soils Engineer.
- 5.4.4** When the moisture content of fill material is below the lower limit specified by the Soils Engineer, water shall be added until the moisture content is as specified; and when it is above the upper limit specified, the material shall be aerated by blading or other satisfactory methods until the moisture content is as specified.
- 5.4.5** After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than ninety (90) percent of maximum density in accordance with Test Method ASTM D1557-78. Compaction shall be by equipment of such design that it will be able to compact the fill to specified density. When the Soil Engineer specifies type of compaction equipment to be used, such equipment to be used, such equipment shall be used as specified.
- 5.4.6** Compaction of each layer shall be continuous over its entire area and the equipment shall make sufficient trips to insure that the desired density has been obtained.

- 5.4.7** Field density tests shall be made by the Soils Engineer. The compaction of each layer of fill shall be subject to testing. Where sheepfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in the compacted material below the disturbed surface. When tests indicated the density, the particular layer or portion thereof is below the required (92%) density, the particular layer or portion shall be re-worked until the required density has been obtained.
- 5.4.8** When the Soils Engineer specifies compaction to other standards or to percentages other than 90%, such specifications, with respect to the particular item shall supersede these specifications.
- 5.4.9** The fill operation shall be continued in six (6) inch compacted layers, as specified above, until the fill has been brought to within 0.1 foot, plus or minus of the finished surface of fill areas shall be graded or bladed to a smooth and uniform surface and no loose material shall be left on the surface.
- 5.4.10** No fill material shall be placed, spread, or compacted while it is frozen or thawing or during unfavorable weather conditions. When work is interrupted by weather conditions, fill operations shall not be resumed until the Soils Engineer indicates that moisture content and density of previously placed fill are satisfactory.

5.5 OBSERVATION AND TESTING

The Soils Engineer shall be provided a 48 hour advance notice in order that he may be present at the site during all earthwork activities related to excavation, tree removal, stripping, backfill, and compaction and filling of the site; and to perform periodic compaction tests so that substantial conformance to these recommendations can be established.

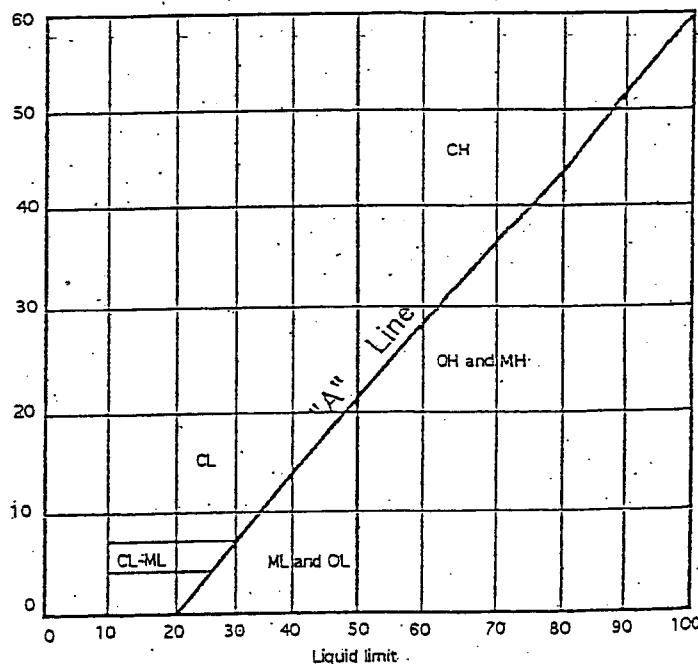
UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Group Symbols	Typical names	Laboratory classification criteria	
Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW	
	Gravels with fines (Appreciable amounts of fines)	GM*	d Silty gravels, gravel-sand-silt mixtures	Atterburg limits below "A" line or P.I. less than 4	
			u Clayey gravels, gravel-sand-clay mixtures	Atterburg limits above "A" line with P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Not meeting all gradation requirements for SW	
	Sands with fines (Appreciable amount of fines)	SM*	d Silty sands, sand-silt mixtures	Atterburg limits below "A" line or P.I. less than 4	
			u Clayey sands, sand-clay mixtures	Atterburg limits above "A" line with P.I. greater than 7	
	Sands and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols	
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
Fine-grained soils (More than half of material is smaller than No. 200 sieve)	Sands and clays (Liquid limit greater than 50)	OL	Organic silts and organic silty clays of low plasticity	OH and MH	
		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
		CH	Inorganic clays of high plasticity, fat clays		
	Sands and clays (Liquid limit less than 50)	OH	Organic clays of medium to high plasticity, organic silts	ML and OL	
		Pt	Peat and other highly organic soils		
	Highly organic soils	Pt	Peat and other highly organic soils		

Determine percentage of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse grained soils are classified as follows:

Less than 5 per cent..... GW, GP, SW, SP
More than 12 per cent..... GM, GC, SM, SC
5 to 12 per cent..... Borderline cases requiring dual symbols**

Plasticity Index



Plasticity Chart

* Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterburg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.
** Borderline classifications, used for soils processing characteristics of two groups, are designated by combination of group symbols.
For example: GW-GC, well-graded gravel-sand mixture with clay binder.

TEST BORING LOG LEGEND

DEPTH	SAMPLES	SOIL GROUP	
0'			UNDISTURBED TUBE SAMPLE (2-3/8" INSIDE DIAMETER SPLIT SPOON SAMPLER OR 1-3/8" INSIDE DIAMETER OR STANDARD PENETRATION SAMPLER (SPLIT BARREL SAMPLER)
1'			
2'			
3'			
4'			
5'			
6'			
7'			
8'			
9'			
10'			NO RECOVERY
11'			
12'			
13'			
14'			
15'			
16'			
17'			
18'			
19'			
20'			PARTIAL RECOVERY
21'			
22'			
23'			
24'			
25'			
26'			
27'			
28'			
29'			
30'			STANDARD PENETRATION BLOW COUNTS FOR 6" DRIVE OF SAMPLER USING 140LBS. DROP HAMMER WITH 30" DROP
			SMALL DISTURBED SAMPLE COLLECTED FROM TESTHOLE CUTTINGS
			LARGE BULK SAMPLE COLLECTED FROM TESTHOLE CUTTINGS
			HNU 101 PHOTOIONIZATION ANALYZER FIELD READING IN (PPM)
			SOIL SAMPLE NUMBER

PROJECT: Costa's Lake Estates,
Springville, Ca



CONSOLIDATED TESTING
LABORATORIES, INC.

603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06

DATE: 12/30/06

BY: D. Harris

BORING LOG NUMBER B1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				ML	0" - 6" Clayey sandy silt; very dark grayish brown, saturated; very fine to fine grain size; cohesive; very low resistance to auger penetration. (Loose/soft)		
				CL			
5'					6" - 12" Silty decomposed granite; dark olive brown to dark olive gray; very moist; highly weathered; firm drilling. (Assumed native)		
10'							
15'							
20'							
25'					Terminated drilling at 12". Firm		
30'							

LOCATION: B1

(See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Costa's Lake Estates,
Springville, Ca

CTL CONSOLIDATED TESTING
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JOB NO.: 6731-06
DATE: 12/30/06
BY: D. Harris

BORING LOG NUMBER B2

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				ML CL	0" - 4" <u>Clayey sandy silt</u> ; very dark grayish brown; saturated; very fine to fine grain size; cohesive; very low resistance to auger penetration. (Loose/soft)		
5'					4" - 18" <u>Silty decomposed granite</u> ; dark olive brown to dark olive gray; very moist; highly weathered; firm drilling. (Assumed native)		
10'							
15'							
20'					Terminated drilling at 18". Firm		
25'							
30'							

LOCATION: B2 (See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Costa's Lake Estates,
Springville, Ca

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JOB NO.: 6731-06
DATE: 12/30/06
BY: D. Harris

BORING LOG NUMBER B3

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				ML CL	0" - 4" <u>Clayey sandy silt</u> ; very dark grayish brown; saturated; very fine to fine grain size; cohesive; very low resistance to auger penetration. (Loose/soft)		
5'					4" - 8" <u>Silty decomposed granite</u> ; dark olive brown to dark olive gray; very moist; highly weathered; firm drilling. (Assumed native)		
10'							
15'							
20'							
25'					Terminated drilling at 8". Firm		
30'							

LOCATION: B3 (See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Costa's Lake Estates,
Springville, Ca



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JOB NO.: 6731-06
DATE: 12/30/06
BY: D. Harris

BORING LOG NUMBER B4

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				CL	0" - 6" <u>Sandy silty clay</u> ; very dark grayish brown; saturated; very fine to coarse sand fraction; very cohesive; low resistance to auger penetration. (Loose/soft)		
5'					6" - 12" <u>Silty decomposed granite</u> ; dark olive brown to dark olive gray; very moist; highly weathered; firm drilling. (Assumed native)		
10'							
15'							
20'							
25'					Terminated drilling at 12". Firm		
30'							

LOCATION: B4

(See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Costa's Lake Estates,
Springville, Ca

CTL CONSOLIDATED TESTING
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JOB NO.: 6731-06
DATE: 12/30/06
BY: D. Harris

BORING LOG NUMBER B5

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				ML	0" - 18" <u>Clayey sandy silt</u> ; very dark grayish brown; saturated; very fine to medium grain size; cohesive; low to medium resistance to auger penetration. (Loose/soft)		
5'				CL	18" - 20" <u>Sandy clay</u> ; dark olive brown; saturated; very fine to medium and fraction with occasional decomposed granite granules; cohesive low to medium resistance to auger penetration.		
10'				CL	20" - 24" <u>Sandy clay</u> ; dark yellowish brown; very moist; very fine to very coarse sand fraction with occasional decomposed granite granules; stiff clay; firm drilling. (Assumed native)		
15'							
20'							
25'					Terminated drilling at 24". Firm		
30'							

LOCATION: B5 (See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Costa's Lake Estates,
Springville, Ca

CTL CONSOLIDATED TESTING
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JOB NO.: 6731-06
DATE: 12/30/06
BY: D. Harris

BORING LOG NUMBER B6

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				ML CL	0" - 4" <u>Clayey sandy silt</u> ; very dark grayish brown, saturated; very fine to fine grain size; cohesive; very low resistance to auger penetration. (Loose/soft)		
5'					4" - 8" <u>Silty decomposed granite</u> ; dark olive brown to dark olive gray; very moist; highly weathered; light clay binder; firm drilling. (Assumed native)		
10'							
15'							
20'							
25'							
30'							
					Terminated drilling at 8". Firm		

LOCATION: B6 (See location map)

EQUIPMENT: 3" Diameter hand auger

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
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JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

BORING LOG NUMBER TP-1

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'		0'-1' bulk sample	2 3/8" ID Hand-driven Tube sampler	SM	Disintegrated granite cover 0'-1'6" <u>Silty sand</u> : yellowish brown, moist, very fine to coarse subangular grains, moderate silt with clay binder		
5'				CL/CH	1'6"-2' <u>Clay</u> : very dark grayish brown, moderate to high plasticity, fine to coarse sand throughout, roots throughout		
						Water level after 24 hours	
				GM	2'-4' <u>Sandy gravel</u> : strong brown, moist, fine to coarse subangular grains, rounded pebbles and cobbles up to 20cm, easy digging		
10'				DG	4'-6' <u>Disintegrated granite</u> : yellowish brown, moderately to highly weathered coarse grained fragments breakable by hand		
					Terminated digging at 6' below surface grade. Standing water measured in test pit at 5'10" below surface grade after 24 hours.		
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 47' to water's edge)
EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" I.D. hand-driven tube sampler 2 3/8"

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER TP-2

JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'		0'-1' Bulk sample	2 3/8" I.D. hand-driven sampler	CL/ CH	Disintegrated granite cover 0'-8" <u>Clay</u> : very dark grayish brown, moist, moderate to high plasticity and clay, abrupt contact with lower strata 8"-5' <u>Disintegrated granite</u> : strong brown, moist, highly weathered, low to moderate resistance to backhoe penetration, rock fragments easily break with hand pressure, moderate resistance below 4' Terminated digging at 5' below surface grade. No seepage after 24 hours.		
5'				DG			
10'							
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 58' from water's edge)
EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" I.D. hand-driven tube sampler

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER TP-3

JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'		0'-1' Bulk sample	2 3/8" I.D. hand-driven tube sampler	ML	Grass ground cover 0'-1' Sandy silt: strong brown, moist, moderate cohesion and plasticity, fine to coarse subangular grains		
5'				DG	1'-10' Disintegrated granite: strong brown, moist, coarse grained highly weathered, easy digging in upper 2-feet, clay matrix in upper 2-feet, moderate resistance to backhoe below 2'.		
10'					Terminated digging at 10' below surface grade because backhoe could not get good leverage to dig deeper. Dry after 24 hours..		
15'					NOTE: Used an Abney level to determine elevation of test pit ground surface to top of pond water and measured at approximately 6.5'. Terminated digging at 10' so bottom of test pit is approximately 3' below water level.		
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 47' to water's edge)
EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" I.D. hand-driven tube sampler

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389
 BORING LOG NUMBER TP-4

JOB NO.: 6731A-07
 DATE: 3/28/07
 BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'		0'-1' Bulk Sample			Grass ground cover		
		2 3/8" I.D. Hand-driven Tube sampler		SM	0'-2' <u>Silty sand</u> : very dark grayish brown, moist, fine to coarse subangular grains, moderate silt with clay binder	Water level after 24 hours	
5'		4'-5' Bulk sample		SC	2'-7' <u>Clayey sand</u> : strong brown, very moist, fine to coarse grains, low cohesion and plasticity. Encountered very hard rock at 6' in the north end of test pit near the bottom. Dug 1 more foot on the south side of the rock. Water seeping in at 6.5' below surface grade. Terminated digging at 7' below surface grade. First encountered seepage at 6.5' below surface grade. Standing water measured in test pit at 3'7" below surface grade after 24-hour period.		
10'							
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 51' to edge of water)
 EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" hand-driven tube sampler

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER TP-5

JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				SM	0'-1'6" <u>Silty sand with clay</u> : dark yellowish brown, moist, very fine to coarse sand, moderate to heavy silt, clay binder		
		2 3/8" I.D. hand-driven sampler				Groundwater level	
1'-2'6"				CL	<u>Sandy clay</u> : strong brown, moist, moderate cohesion and plasticity, fine to medium grains		
2'6"-6'				DG	<u>Disintegrated granite</u> : strong brown, moist, highly weathered, easy digging, clay binder		
Terminated digging at 6' below surface grade. First encountered water seeping into sidewalls of test pit at 3'6" below surface grade. Standing water measured in test pit at 2'6" below surface grade after 24 hours.							
10'							
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 115' from edge of water of north pond and 75' from edge of water of southeast pond)
EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" hand-driven tube sampler

PROJECT: Preliminary Soils
Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER TP-6

JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground cover is grass. Surface grade is 6'7" above water level of pond.		
				DG	0'-6' Disintegrated granite: yellowish brown, slightly moist, moderate resistance to backhoe below 2-feet, granite fragments breakable by hand, coherent low to moderately weathered granite below 4'		
5'					Terminated digging at 6' below surface grade. No freestanding groundwater encountered after 24-hour period.		
10'							
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit 53' from edge of water)

EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" hand-driven tube sampler

PROJECT: _____
Seepage Investigation
Costa's Lake Estates
Springville, CA

CTL CONSOLIDATED TESTING
LABORATORIES, INC.
603 E. WORTH AVENUE
PORTERVILLE, CA 93257
(559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER TP-7

JOB NO.: 6731A-07
DATE: 3/28/07
BY: F. Mason

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'				SM	0'-1' Silty sand: dark yellowish brown, very moist, fine to coarse subangular grains, moderate to heavy silt with clay, roots throughout		
		2 3/8" hand-driven tube sampler					
				CL/ CH	1'-2'6" Clay: strong brown, moist, moderate plasticity and cohesion, fine sand		
5'				GC/ GM	2'6"-5' Sandy gravel with clay: strong brown, moist, rounded pebbles and cobbles up to 20cm in matrix of clayey sand, sand is fine to coarse		
				DG	5'-7'6" Disintegrated granite: strong brown, moist, easy digging, heavily weathered		
10'					Terminated digging at 7'6" below surface grade. No seepage after 24 hours.		
15'							
20'							
25'							
30'							

LOCATION: See location map (NOTE: Test pit is 39' to edge of water)

EQUIPMENT: Caterpillar 420D with 18" bucket/2 3/8" hand-driven tube sampler

APPENDIX C
LABORATORY
SOIL TEST DATA

SIEVE ANALYSIS

Grain size distributions for samples selected as most representative of sub-soils encountered in our test borings were determined by Sieve Analysis (ASTM Test D422). Test results for the site investigated are shown in Figure 1.

CONSOLIDATION TEST

Compression potentials of native soils were determined on saturated, undisturbed samples of native materials. Consolidation Test Diagrams, Figures A, graphically expresses the relationship of vertical strain vs. applied vertical (normal) load for representative native earth materials. Consolidation test data for the site investigated are also tabulated in Figure 2.

PLASTICITY INDEX

Plasticity index is the numerical difference between liquid limit and plastic limit. This figure indicates the moisture sensitivity of the soil since it shows how much moisture a soil can handle and still retain its plastic (semisolid) character. The higher the index the less moisture sensitivity the soil, and the more likely it will hold together under load. Test results for the site investigated are shown in Figure 3.

MAXIMUM DENSITY OPTIMUM MOISTURE

Maximum Density-Optimum Moisture test results provide a relationship between soil moisture content at compaction vs. Dry density for a fixed compactive effort. Specimens were compacted using ASTM Test D1557-78 (5 - layers). Test results for the site investigated are shown in Figure 4.

IN-SITU MOISTURE DENSITY RELATIONSHIPS

Moisture density data for undisturbed native soils were obtained by using of a 1-1/2 inch (inside diameter split spoon sampler), or by ASTM Test Method D2922 (Nuclear Gauge). Test results for the site investigated are given in Table 1.

EXPANSION INDEX TEST

The Expansion Index test is designed to measure a basic index property of the soil and in this respect is comparable to other index tests such as the Atterberg Limits. In formulating the test procedures, no attempt has been made to duplicate any particular moisture or loading condition which may occur in the field. Rather, an attempt has been made to control all variables which influence the expansive characteristics of a particular soil and still retain a practical test for general engineering usage. One sample from the site was sampled and tested for expansiveness. The results for the site investigated are given in Table 2.

Particle Size Distribution Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
○	0.0	0.2	63.4	36.4	
□	0.0	0.0	64.8	35.2	
△	0.0	0.0	61.5	38.5	
◇	0.0	0.2	38.3	61.5	

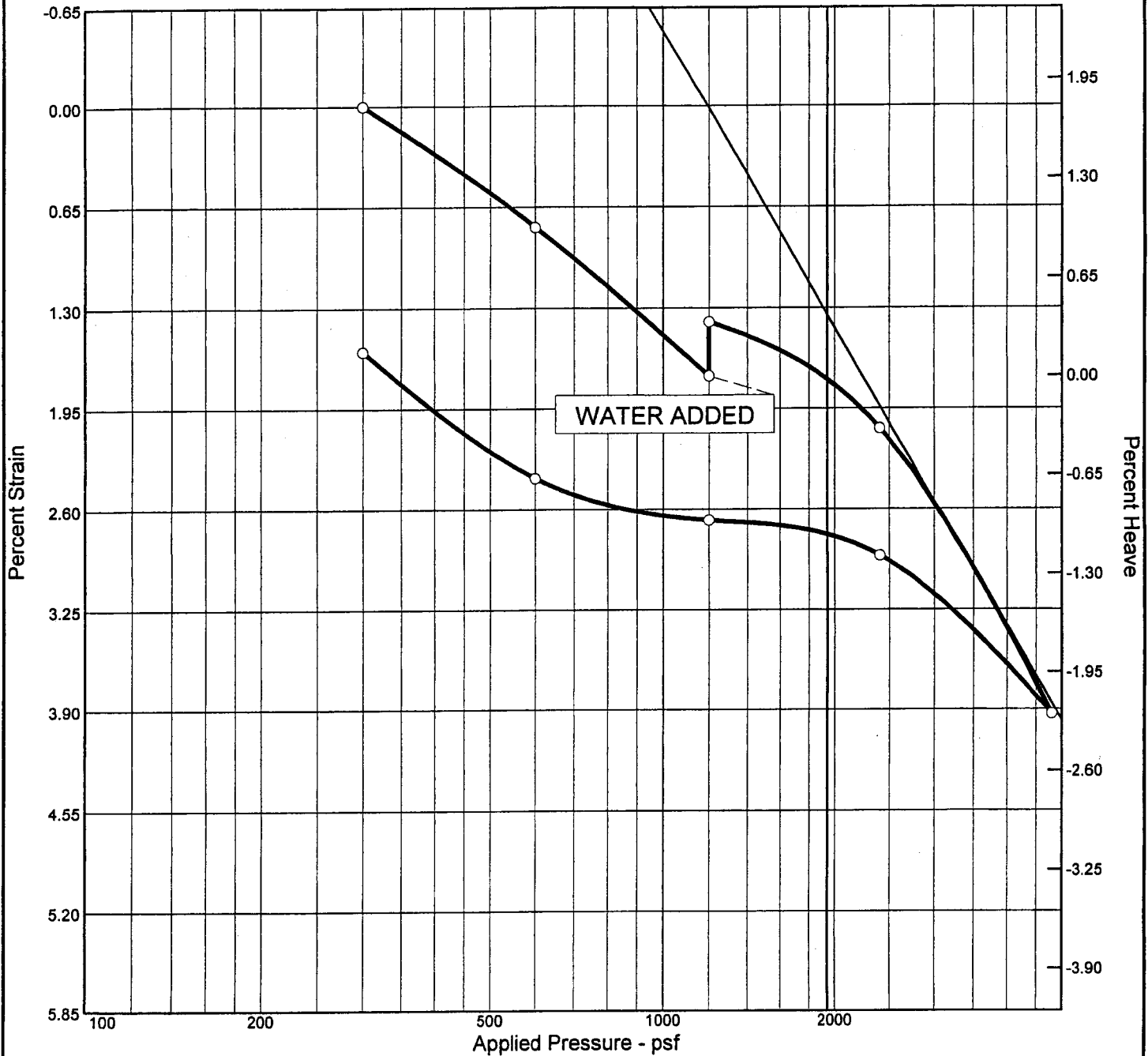
SOIL DATA					
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	DESCRIPTION	USCS
○		TP4	0-12"	Silty sand;very dark grayish brown moist fine to medium grained	SM
□		TP3	0-12"	Sandy silt;strong brown moist fine to medium grained	SM
△		TP1	0-12"	Silty sand;yellowish brown moist very fine to medium grained	SM
◇		TP4	4'5'	Clayey sand;strong brown fine to medium grained	CL

Particle Size Distribution Report
CONSOLIDATED TESTING
LABORATORIES, INC.

Client:
Project: Soils Investigation for Costa's Lake Estates, Springville' Ca.
Project No.: 6731A-07

Figure 1

CONSOLIDATION TEST REPORT

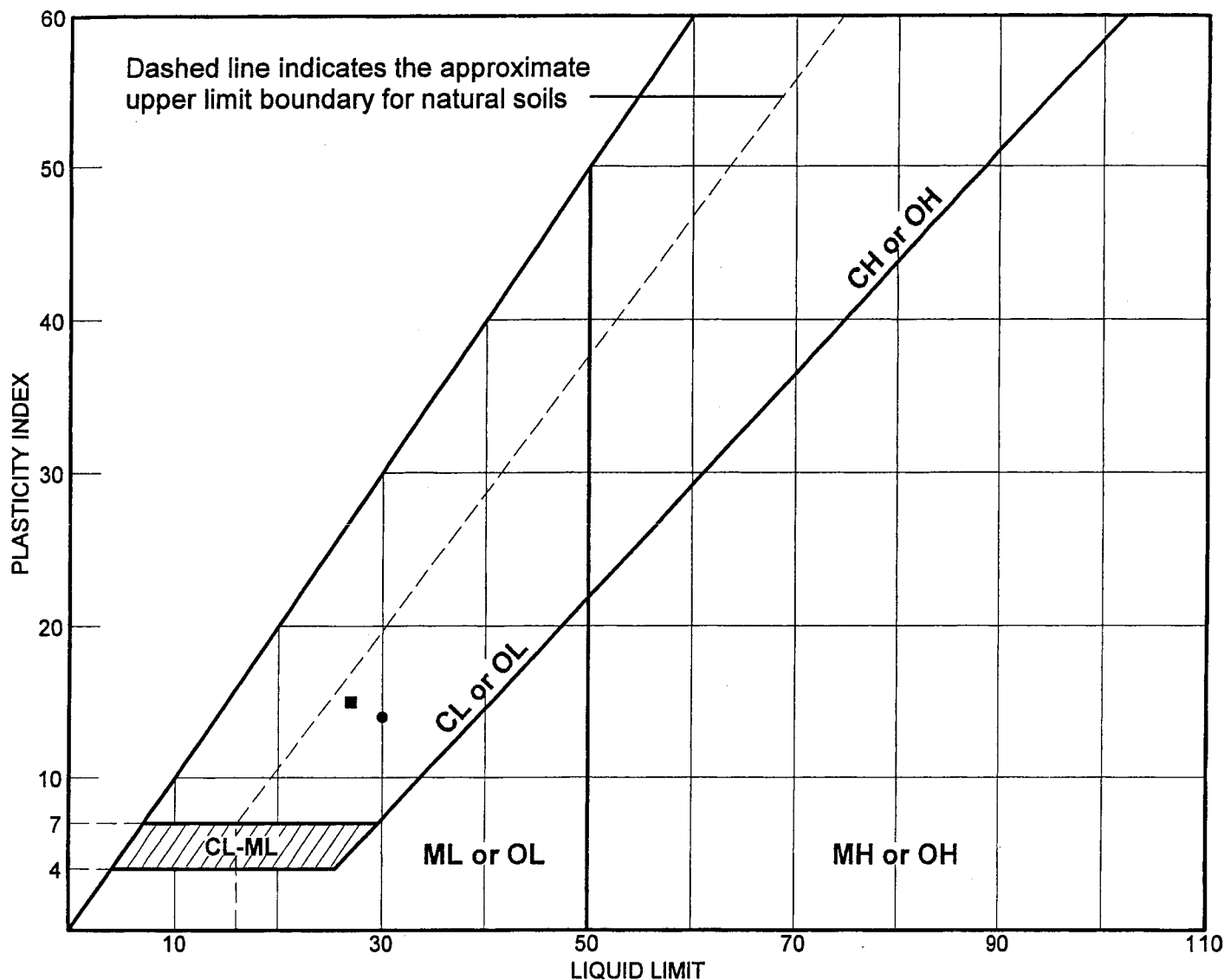


Natural	Dry Dens.	LL	PI	Sp.	Overburden	P _c	C _c	C _r	Swell Press.	Heave	e ₀
Sat.	Moist.	(pcf)		Gr.	(psf)	(psf)			(psf)	%	
						2351			1901	0.4	

MATERIAL DESCRIPTION	USCS	AASHTO
Clay; strong brown moist moderate plasticity	CL	

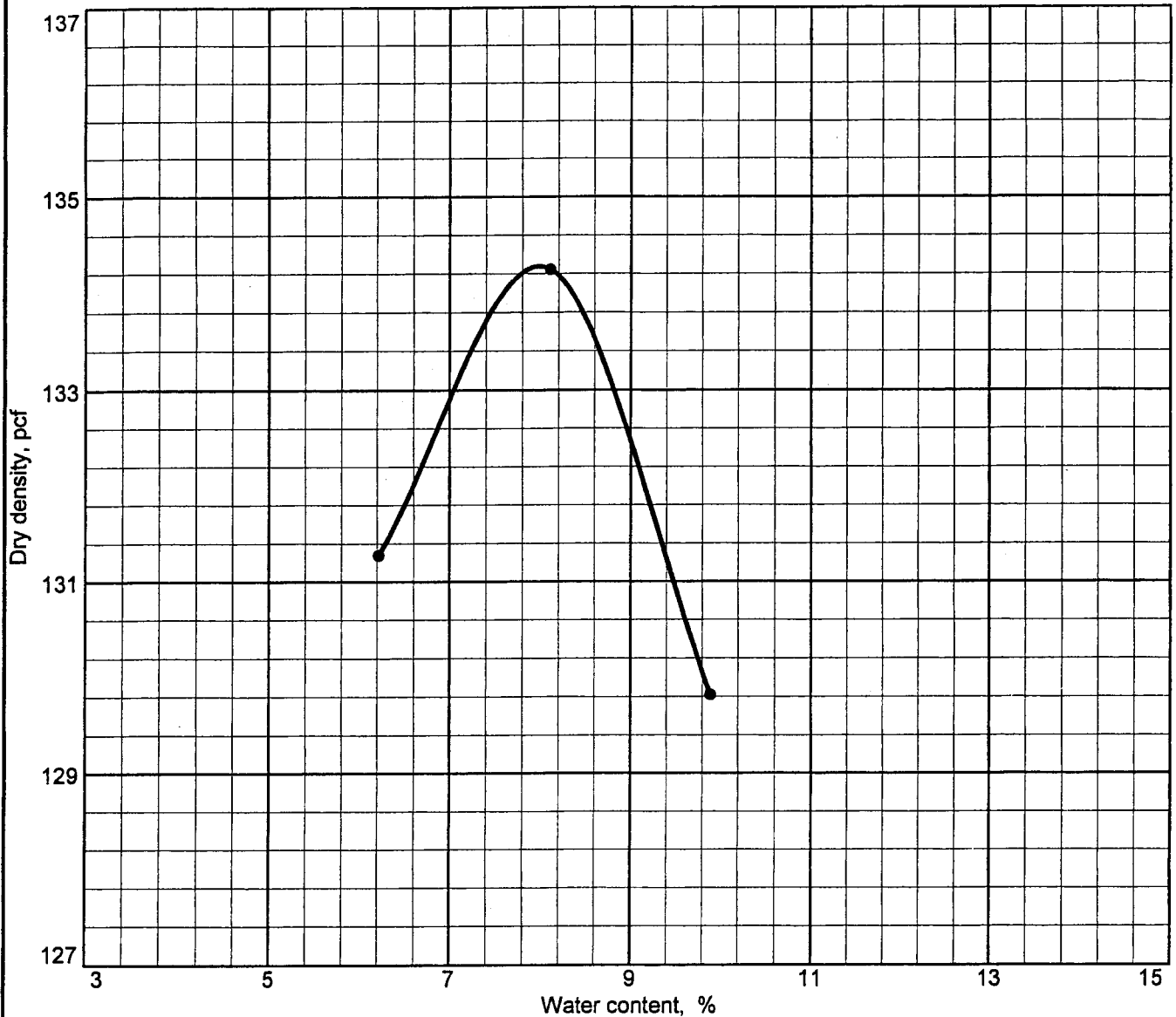
Project No. 6731A-07 Client: Geogre Costa Project: Soils Investigation for Costa's Lake Estates, Springville' Ca. Location: TP7 2'-2.5' <div style="text-align: center;"> CONSOLIDATION TEST REPORT CONSOLIDATED TESTING LABORATORIES, INC. </div>	Remarks:
--	-----------------------------

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA								
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●		TP5	1.5'-2'	8.5	16	30	14	CL
■		TP7	2'-2.5'	9.2	12	27	15	CL

COMPACTION TEST REPORT



Test specification: ASTM D 1557-00 Method A Modified

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > No.4	% < No.200
	USCS	AASHTO						
0-12"	SM		2.1		N/A	N/A		

TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 134.3 pcf Optimum moisture = 8.0 %	Silty sand; strong brown fine to medium grained
Project No. 6731A-07 Client: Geogre Costa Project: Soils Investigation for Costa's Lake Estates, Springville' Ca. Location: TP4 0-12"	Remarks:
COMPACTION TEST REPORT CONSOLIDATED TESTING LABORATORIES, INC.	



CONSOLIDATED TESTING LABORATORIES, INC.

Soils and Materials Testing

Geotechnical and Environmental Drilling

Field Inspection

Hydraulic Conductivity

Flexible Wall Falling Head/Rising Tailwater ASTM D5084/Cal220

Project Name: Costa's Estates

Job Number: 6731A-07

Date: 5/22/2007

Sample Number: TP-3

Soil Classification: DG

Sample Location: TP-3 1' BSG

Initial Dry Density (lbs./cu.ft):	N/A	Initial Diameter (cm):	6.10	Temperature (Cel.):	20
Initial Moisture (%):	N/A	Initial Length (cm):	7.62	Permeant:	tap water
Final Dry Density (lbs./cu.ft):	N/A	Initial Area (sq.cm):	29.19	Pore Pressure:	N/A
Final Moisture (%):	N/A	Final Diameter (cm):	6.10	Cell Pressure:	27
Specific Gravity (assumed):	2.7	Final Length (cm):	7.62	B value:	>95
		Final Area (sq.cm):	29.19	Sample Preparation:	Undist.

Test	Start Time (min:sec)	Finish Time (min:sec)	H lower Start (cm)	H Lower End (cm)	H Upper Start (cm)	H Upper End (cm)	Lower Cap Pressure	Upper Cap Pressure	Cell Pressure
1	0:00	0:12	50	45	0	5	20.3	18.0	27.0
2	0:12	0:25	45	40	5	10	20.3	18.0	27.0
3	0:25	0:39	40	35	10	15	20.3	18.0	27.0
4	0:39	0:53	35	30	15	20	20.3	18.0	27.0
5									

Test	Time (sec)	h1/h2	k (cm/sec)
1	12	1.05	1.84E-05
2	13	1.05	1.79E-05
3	14	1.06	1.76E-05
4	14	1.06	1.86E-05
5			

Hydraulic Conductivity (k)

1.81E-05 cm/sec

Notes: Sample undisturbed

Coefficient of Permeability k in cm per sec (log scale)

10 ⁻² to 10 ⁻⁴		10 ⁻⁴ to 10 ⁻⁶	10 ⁻⁶ to 10 ⁻⁹
Drainage	Good	Poor	Practically Impervious
Soil Types	Clean sands, clean sand and gravel mixtures	Very fine sands, organic and inorganic silts, mixtures of sand silt and clay, glacial till, stratified clay deposits, etc.	"Impervious soils", e.g., homogenous clays below zone of weathering.

Figure 5

603 East North Avenue • Porterville, CA 93257

Telephone (559) 781-0571

FAX (559) 782-8389

PROJECT: Preliminary soils investigation
For Costa's Lake Estates, Springville, CA

FILE NO: 6731A-07

TABLE 1
IN-SITU
MOISTURE DENSITY RELATIONSHIP

<u>LOCATION</u>	<u>DEPTH</u>	<u>MOISTURE CONTENT</u> <u>% OF DRY WT.</u>	<u>IN-PLACE DRY</u> <u>DENSITY LBS./CU.</u> <u>FT.</u>
TP-1	1'6"-2'	17.3	118.1
TP-4	1'6"-2'	11.0	125.5
TP-5	1'6"-2'	18.9	114.2
TP-9	2'-2'6"	13.0	119.5

PROJECT: Preliminary soils investigation
For Costa's Lake Estates, Springville, CA

FILE NO: 6731A-07

TABLE 2
EXPANSION INDEX TEST RESULTS
U.B.C. STANDARD NO. 18-2

<u>LOCATION</u>	<u>DEPTH B.E.G.</u>	<u>TOTAL LOAD</u>	<u>% EXPANSION</u>	<u>% MOISTURE</u>		<u>EXPANSION IN% PER % CHANGE</u>		<u>POTENTIAL CLASSI- FICATION</u>
				<u>BEFORE TEST</u>	<u>AFTER TEST</u>	<u>IN MOIS- TURE</u>	<u>EXPAN- SION INDEX</u>	
TP-3	0-1'	144 PSF	1.38	9.3	15.5	.222	14	VERY LOW

CLASSIFICATION OF EXPANSIVE SOILS

EXPANSION

1-20
21-50
51-90
91-130
ABOVE 130

POTENTIAL EXPANSION

VERY LOW
LOW
MEDIUM
HIGH
VERY HIGH

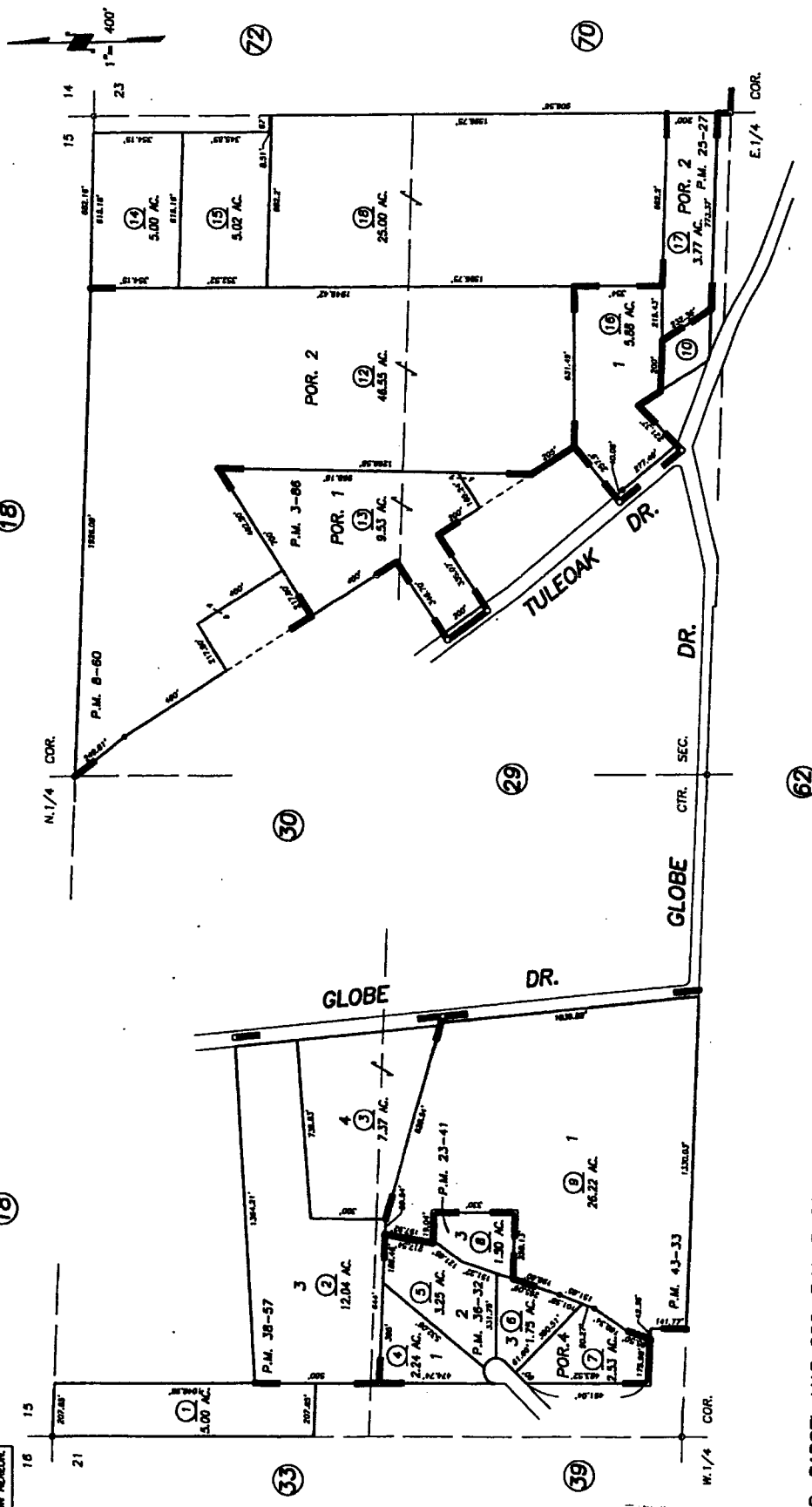
POR. N1/2 SEC.22, T.21S., R.29E., M.D.B.&M.

Tax Area Codes 284-61

136-005

136-006

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY
AND THE PARCELS SHOWN ARE NOT
GUARANTEED TO BE ACCURATE. THE
SUBDIVISION INFORMATION AND NO
LIABILITY IS ASSURED FOR THE USE
OF THE INFORMATION SHOWN HEREON.



POR. PARCEL MAP 286, P.M. 3-86
POR. PARCEL MAP 760, P.M. 8-60
POR. PARCEL MAP 2240, P.M. 23-41
POR. PARCEL MAP 2426, P.M. 25-27
POR. PARCEL MAP 3529, P.M. 36-32
POR. PARCEL MAP 3754, P.M. 38-57
POR. PARCEL MAP 4229, P.M. 43-33

VICINITY OF SPRINGVILLE

ASSESSOR'S MAPS BK. 284, PG. 61

COUNTY OF TULARE, STATE OF CALIFORNIA, U.S.A.

SEP 03 2003

NOTE: Assessor's Parcel Numbers Shown in Circles ① 123
Assessor's Block Numbers Shown in Ellipses ① 123

REVIEW	REVISION	DATE	TECH
09/09/2002	1	123	

TENTATIVE SUBDIVISION MAP

**COSTA'S LAKE ESTATES
(A PRIVATE GATED COMMUNITY)**

Approximate location of test pits excavated March 28, 2007

B1 Approximate location of soil borings performed December 30, 2006

LOT	LOT AREA (SQ FT)	PAS AREA (SQ FT)	PAD ELEVATION (FT)
1	21,034	180	180
2	22,550	180	180
3	22,550	180	180
4	22,550	180	180
5	22,550	180	180
6	22,102	180	180
7	31,257	180	180
8	33,677	180	180
9	20,398	180	180
10	22,842	180	180
11	30,364	180	180
12	20,683	180	180
13	20,683	180	180
14	20,683	180	180
15	33,257	180	180
16	37,262	180	180
17	16,744	180	180
18	20,683	180	180
19	22,021	180	180
20	22,021	180	180
21	22,021	180	180
22	31,452	180	180
23	22,685	180	180
24	24,685	180	180
25	31,252	180	180

DISCLOSURE NOTE: EXIST. EASEMENTS FOR THE SUBJECT PROPERTY CAN BE FOUND ON PARCEL MAP NO. 4225. ALL EASEMENTS, EXISTING AND

03/22/09/28
 CYRUS DEVELOPMENT CO, LLC
 18421 MUSTANG DRIVE
 SPARKSVILLE, CA 93265
 (559) 538-2945

DWYER
DUNLSON, INC.
ASSIGNED PARCEL NO.'S
284-610-008 (APPROX. 28 AC)
284-610-008 (APPROX. 1.88 AC)

ANAHEIM, CA 92816
CONTACT: RYAN WALGER

Author's address: Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, USA.
E-mail: shashank@ucsd.edu

ZONING AND LAND USE
EXISTING ZONING
R-0 (12,500 SF MIN.)

PROPOSED ZONING	K-0 (12,500 SF MIN.)	RECREATIONAL (FISHING PONDS/OVERNIGHT CAMP)
EXISTING LAND USE		

PROPOSED NEW USE: STABLE-STATE WILDLIFE MANAGEMENT

L. PROJECT SIZE: 27.00 AC GROSS

2. TOTAL PUBLIC DEDICATIONS (STREETS): 0.00 AC

3. NUMBER OF RESIDENTIAL LOTS: 25

4. THIS MAP MAY BE RECORDED IN MULTIPLE FINAL MAPS

5. LENGTH OF INTERIOR (PRIVATE) STREETS: 1,300 LF
(IN ACCORDANCE WITH SEC. 6085-1 OF THE SUBDIVISION MAP ACT)

(ALL REPAIRS WILL BE DESIGNED AND
CONSTRUCTED IN ACCORDANCE WITH
COUNTY STANDARDS)

6. PROPOSED STORAGE DISPOSAL: ONSITE (INDIVIDUAL) SEPTIC SYSTEMS

PROPOSED WATER SUPPLY:
PRIVATE OFF-SITE WELLS AND/OR PRIVATE
WATER COMPANY DIST. (TRIPLE-R WATER

**PROPOSED ELECTRICAL SERVICE
OVERHEAD POWER TO UNDERGROUND
METERED SERVICE PROVIDED BY SOUTH
CALIFORNIA Edison**

PROPOSED TELEPHONE SERVICE: SBC

PROPOSED GAS SERVICE: INDIVIDUAL PROPANE TANKS
PROPOSED TELEVISION SERVICE: INDIVIDUAL SATELLITE SYSTEMS

UTILITIES MAY BE INSTALLED WITHIN A JOINT TRENCH, WHERE FEASIBLE

7. REFER TO COUNTY PARCEL MAP NO. 425 FOR ALL RECORDED DEEDS.
(A LIST WILL BE PROVIDED UPON REQUEST OR INCLUDED WITH THE
ENVM. MAP)

3. TOPOGRAPHIC SOURCE: AERIAL MAPPING AND PHOTOGRAMMETRY
A.1. SURVEYING AND A.I.A.S. VALUES

8. COVENANTS, AGREEMENTS, EASEMENTS, AND RESTRICTIONS PERTAINING TO THE PROPERTY SUBJECT OF THIS DEED

OF THE FINAL MAP(S), OR UPON REQUEST BY THE COUNTY OF TULARE
PRIOR TO FINAL MAP RECORDED

NO. A PHASED GRADING AND DRAINAGE PLAN SHALL BE PREPARED BY
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND

STORM DRAINAGE RUN-OFF WILL GENERALLY BE DIRECTED FROM

INDIVIDUAL LOTS WILL DRAIN FROM THE FRONT OF THE PROPERTY TO THE REAR.

THE PROTECTION FOR THIS SUBMISSION SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS:

1) APPROVED PUMP OUT CONNECTIONS FROM BOTTOM OF PROPOSED COMMUNITY LAKE(S)

CAPABLE OF DISCHARGING 500 GPM FOR A MAXIMUM OF 2 HOUR PER

CAPACITY PROVIDED)

ORGANIC LITHIUM COMPOUNDS

2011/11/29 20:18 2 11/29

PRELIMINARY SITE PLAN

MINUTE OF THE MEETING

STATE OF CALIFORNIA

DESIGNED/DRAWN BY: R.A.W.



RECEIVED
SEP 12 1967



CTL CONSOLIDATED TESTING LABORATORIES, INC.

Soils and Materials Testing

Geotechnical and Environmental Drilling

Field Inspection

August 14, 2006
File No. 6731-06

Mr. George Costa
33221 Globe Drive
Springville, Ca 93265

Project: Costa's Lake Estates

Subject: Field Testhole Borings and Field Percolation Tests.

Dear Mr. Costa:

At your request, Consolidated Testing Laboratories performed field percolation test at the above referenced site. The percolation tests were performed at ⁸/₇ locations per Tulare County Environmental Health Services Department requirements.

A mobile B-80 drill rig was used to drill percolation tests and 10' borings at each location. Percolation tests were conducted at 4'-5' below existing ground surface.

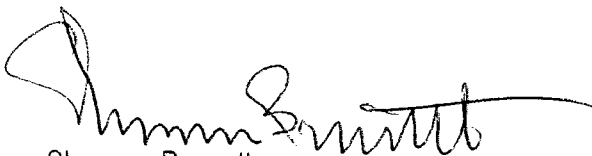
Our work was performed in accordance with The Tulare County Environmental Health Services Department Standards and Rules and Regulations for Land Development and the California Plumbing Code 2006 Edition.

Enclosed please find test results for the Field Percolation Tests, Unified Soil Classification Chart, Boring Logs and Site location map.

We will be pleased to discuss any questions that may arise during your analysis of the report.

Sincerely,

CONSOLIDATED TESTING LABORATORIES, INC.



Shannon Bennett

SB:rc

Enclosures

Job Description: Percolation test at
Costa's Twin Lakes, Globe Drive,
Springville, Ca

Job No.: 6731-06
Date of Reading: 08/09/06
Performed By: D. Lopez

P1

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P1	4'-5'	24hrs.	30min.	8:30/3.60	9:00/3.65	.05	50.0
P1	4'-5'	24hrs.	30min	9:00/3.65	9:30/3.69	.04	62.5

REMARKS: Final percolation reading after a 24-hour presoak = 62.5 min/inch

P2

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P2	4'-5'	24hrs.	30min.	8:32/3.78	9:02/3.79	.01	250.0
P2	4'-5'	24hrs.	30min	9:02/3.79	9:32/3.79	.02	125.0

REMARKS: Final percolation reading after a 24-hour presoak = 125 min/inch

P3

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P3	4'-5'	24hrs.	30min.	9:45/3.41	10:15/3.55	.14	18.0
P3	4'-5'	24hrs.	30min	10:15/3.55	10:45/3.66	.11	23.0

REMARKS: Final percolation reading after a 24-hour presoak = 23 min/inch

Job Description: Percolation test at
Costa's Twin Lakes, Globe Drive,
Springville, Ca

Job No.: 6731-06
Date of Reading: 08/09/06
Performed By: D. Lopez

P4

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P4	4'-5'	24hrs.	30min.	9:50/3.61	10:20/3.63	.02	125.0
P4	4'-5'	24hrs.	30min	10:20/3.63	10:50/3.65	.02	125.0

REMARKS: Final percolation reading after a 24-hour presoak = 125 min/inch

P5

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P5	4'-5'	24hrs.	30min.	11:05/3.26	11:35/3.31	.05	50.0
P5	4'-5'	24hrs.	30min	11:35/3.31	12:05/3.36	.05	50.0

REMARKS: Final percolation reading after a 24-hour presoak = 50 min/inch

P6

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P6	4'-5'	24hrs.	30min.	12:25/4.20	12:52/4.22	.02	15.0
P6	4'-5'	24hrs.	30min	12:55/4.22	1:25/4.23	.01	250.0

REMARKS: Final percolation reading after a 24-hour presoak = 250 min/inch

Job Description: Percolation test at
Costa's Twin Lakes, Globe Drive,
Springville, Ca

Job No.: 6731-06
Date of Reading: 08/09/06
Performed By: D. Lopez

P7

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P7	4'-5'	24hrs.	30min.	11:10/2.41	11:40/2.48	.07	36.0
P7	4'-5'	24hrs.	30min	11:40/2.48	12:10/2.55	.07	36.0

REMARKS: Final percolation reading after a 24-hour presoak = 36 min/inch

P8

TESTHOLE LOCATION (PRIMARY FIELD)	DEPTH OF TEST BELOW EXIST. GRADE	PRE-SOAK TIME USING AUTOMATIC SYPHON	TIMED INTERVAL OF READ OUT	START READING TIME/FEET	FINISH READING TIME/FEET	CHANGE IN H2O ELEV. FEET	PERCOLATION RATE
P8	4'-5'	24hrs.	30min.	9:55/3.43	10:25/3.58	.15	17.0
P8	4'-5'	24hrs.	30min	10:25/3.58	10:55/3.67	.09	28.0

REMARKS: Final percolation reading after a 24-hour presoak = 28 min/inch

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Group Symbols	Typical names		Laboratory classification criteria				
<div>Gravels (More than half of coarse fraction is larger than No. 4 sieve size)</div> <div>Coarse-grained soils (More than half of material is larger than No. 200 sieve size)</div>	Clean gravels (Little or no fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3				
		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW				
		GM*	d	Silty gravels, gravel-sand-silt mixtures	Atterburg limits below "A" line or P.I. less than 4		Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols		
			u		Atterburg limits above "A" line with P.I. greater than 7				
	Gravels with fines (Appreciable amounts of fines)	GC	Clayey gravels, gravel-sand-clay mixtures		$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3				
		Not meeting all gradation requirements for SW							
	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3				
		SP	Poorly graded sands, gravelly sands, little or no fines		Not meeting all gradation requirements for SW				
		SM*	d	Silty sands, sand-silt mixtures	Atterburg limits below "A" line or P.I. less than 4		Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols		
			u		Atterburg limits above "A" line with P.I. greater than 7				
	Sands with fines (Appreciable amount of fines)	SC	Clayey sands, sand-clay mixtures						
<div>Determine percentage of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse grained soils are classified as follows: Less than 5 per cent..... GW, GP, SW, SP More than 12 per cent..... GM, GC, SM, SC 5 to 12 per cent..... Borderline cases requiring dual symbols**</div>									
<div>Sils and clays (Liquid limit less than 50)</div> <div>Sils and clays (Liquid limit greater than 50)</div> <div>Highly organic soils</div> <div>Fine-grained soils (More than half of material is smaller than No. 200 sieve)</div>		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity						
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and organic silty clays of low plasticity						
		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic clays of medium to high plasticity, organic silts						
		Pt	Peat and other highly organic soils						

* Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterburg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.

** Borderline classifications, used for soils processing characteristics of two groups, are designated by combination of group symbols. For example: GW-GC, well-graded gravel-sand mixture with clay binder.

TEST BORING LOG LEGEND

DEPTH	SAMPLES	SOIL GROUP	
0'			UNDISTURBED TUBE SAMPLE (2-3/8" INSIDE DIAMETER SPLIT SPOON SAMPLER OR 1-3/8" INSIDE DIAMETER OR STANDARD PENETRATION SAMPLER (SPLIT BARREL SAMPLER))
1'			
2'			
3'			
4'			NO RECOVERY
5'			
6'			
7'			
8'			PARTIAL RECOVERY
9'			
10'			
11'			
12'			STANDARD PENETRATION BLOW COUNTS FOR 6" DRIVE OF SAMPLER USING 140LBS. DROP HAMMER WITH 30" DROP
13'			
14'			
15'			
16'			SMALL DISTURBED SAMPLE COLLECTED FROM TESTHOLE CUTTINGS
17'			
18'	1		
19'	2		
20'	3		LARGE BULK SAMPLE COLLECTED FROM TESTHOLE CUTTINGS
21'	BAG		
22'	SX.		
23'			
24'	(250)		HNU 101 PHOTOIONIZATION ANALYZER FIELD READING IN (PPM)
25'			
26'	#1669		
27'			
28'			SOIL SAMPLE NUMBER
29'			
30'			



CONSOLIDATED TESTING LABORATORIES, INC.

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



**CONSOLIDATED TESTING
 LABORATORIES, INC.**
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

BORING LOG NUMBER B-1

Page 1 of 1

DEPTH	% REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is freshly cut lawn.		
			Logged from cuttings				
				SM	3"-7' Silty sand: dark yellowish brown (10YR 6/6), moist, very fine to coarse subangular grains, intermittent layers of medium plasticity clay		
5'				Dg	7'-10' Disintegrated granite: highly weathered, olive brown (2.5Y 4/4), feldspar, mica, quartz crystals are coarse, granite fragments crumble very easily under finger pressure, cuttings resemble silty sand.		
10'					Terminated drilling at 10' below surface grade. No freestanding groundwater encountered.		
15'							
20'							
25'							
30'							

LOCATION: Southeast corner of site

Mobile B-80 drill rig with 3 1/2" I.D. hollow stem augers 0'-10'

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



**CONSOLIDATED TESTING
 LABORATORIES, INC.**
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389
BORING LOG NUMBER B-2

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

Page 1 of 1

DEPTH	% REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is disintegrated granite with weed and grass cover.		
			Logged from cuttings	Dg	0'-10' Disintegrated granite: very highly weathered, olive brown (2.5Y 4/4), moist, coarse grained, medium firm drilling, becomes very coarse grained in lower five-feet		
5'							
10'					Terminated drilling at 10' below surface grade. No freestanding groundwater encountered.		
15'							
20'							
25'							
30'							

LOCATION: Southeast corner of property approximately 200' northwest of B-1

Mobile B-80 drill rig with 3 1/2" I.D. hollow stem augers 0'-10'

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



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 LABORATORIES, INC.
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

BORING LOG NUMBER B-3

Page 1 of 1

DEPTH	% REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is weathered granite bedrock.		
			Logged from cuttings	Dg	0'-5' Disintegrated granite: yellowish brown (10YR 5/6), moderately weathered, coarse grained, firm drilling, coarse grained, less weathered, and dark yellowish brown from 4'-5' below surface grade, impenetrable below 5' below surface grade		
5'					Terminated drilling at 5' below surface grade due to auger refusal. No freestanding groundwater encountered. Perc test location is at base of granite outcrop.		
10'							
15'							
20'							
25'							
30'							

LOCATION: Middle of property along the east boundary adjacent to Globe Drive

Mobile B-80 drill rig with 3 1/2" I.D. hollow stem augers 0'-5'

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



**CONSOLIDATED TESTING
 LABORATORIES, INC.**
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

BORING LOG NUMBER B-4

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is fresh cut lawn.		
			Logged from cuttings	SM	0'-2' Silty sand: dark yellowish brown (10YR 4/4), moist, very fine to medium subangular grains, moderate silt, easy drilling		
5'				Dg	2'-10' Disintegrated granite: yellowish brown (10YR 5/6), moist, coarse grained, highly weathered, firm drilling, coarse grains to moderately weathered granite fragments and dark yellowish brown (10YR 4/4) below 8'		
10'					Terminated drilling at 10' below surface grade. No freestanding groundwater encountered.		
15'							
20'							
25'							
30'							

LOCATION: Northeast corner of site

Mobile B-80 drill rig with 2 1/2" I.D. hollow stem augers 0'-10'

CL

LOCATION: Northwest corner of site

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



CONSOLIDATED TESTING
 LABORATORIES, INC.
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

BORING LOG NUMBER B-6

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is a disintegrated granite driveway.		
			Logged from cuttings		0"-6" Disintegrated granite driveway		
				CL/CH	6"-8" Clay: dark brownish yellow (10YR 4/4), moist, high cohesion and plasticity, fine to coarse sand intermixed		
5'				GW	8"-1' Cobble layer: multicolored rounded to subrounded cobbles up to 10cm in a sandy clay matrix		
				DG	1'-10' Disintegrated granite: light olive brown to olive brown (2.5Y 4/4), fine grained in upper 3-feet and highly weathered resembling silty sand in cuttings, coarse grained and olive brown below 3'. Biotite crystals up to 1.5cm in cuttings.		
10'							
					Terminated drilling at 10' below surface grade. No freestanding groundwater encountered.		
15'							
20'							
25'							
30'							

LOCATION: West boundary of site near the center

PROJECT: _____
 Testhole borings and percolation
 Tests, Costa Estates,
 Springville, CA



**CONSOLIDATED TESTING
 LABORATORIES, INC.**
 603 E. WORTH AVENUE
 PORTERVILLE, CA 93257
 (559)781-0571 *FAX(559)782-8389

JOB NO.: 6731-06
 DATE: 8/9/06
 BY: F. Mason

BORING LOG NUMBER B-7

Page 1 of 1

DEPTH	%REC	BLOW COUNTS	SAMPLE NO.	SOIL GROUP	SOIL DESCRIPTION	PERCENT MOISTURE	DRY DENSITY
0'					Ground surface is a disintegrated granite driveway.		
			Logged from cuttings		0"-3" Disintegrated granite driveway with oil base		
				SM	3"-4" Silty sand: light olive brown (2.5Y 5/6), moist, very fine to fine sand, moderate silt, easy drilling, possibly very highly weathered disintegrated granite		
5'				DG	4'-10' Disintegrated granite: dark yellowish brown (10YR 4/6), moist, very fine to coarse subangular grains, firm drilling		
10'					Terminated drilling at 10' below surface grade. No freestanding groundwater encountered.		
15'							
20'							
25'							
30'							

LOCATION: Southwest corner of site

CTL CONSOLIDATED TESTING LABORATORIES, INC.

Soils and Materials Testing

Geotechnical and Environmental Drilling

Field Inspection

Wayne F. Harris
Registered Civil Engineer
California RCE 15342

David Harris
California C57, 544541
REA 02383

September 12, 2006
File No. 6747-06

Mr. and Mrs. George Costa
33321 Globe Drive
Springville, CA 93265

PROJECT: Water well installation at Costa's Estates on Globe Drive, Springville CA APN 284-620-003
SUBJECT: Pump testing at new on-site public/domestic water well - Well #2

Dear Mr. Costa:

In accordance with your request to conduct well pump testing to determine yield, water level drawdown and recovery rate measurements at the on-site water wells, Consolidated Testing Laboratories, Inc. (CTL) is submitting the following information for your review.

The well tested is referenced as Well #2.

Well #2 was installed to 220 feet in depth on August 30-31, 2006 by Consolidated Testing Labs., Inc.. The well log indicates that a 50-foot steel conductor casing with neat cement annular seal was installed. The borehole is screened from 80 to 220 feet in alternating depth intervals with 4.5" PVC slotted screen.

Well #2 did not have a pump or concrete well pad installed during our investigation. No electricity was available at the site.

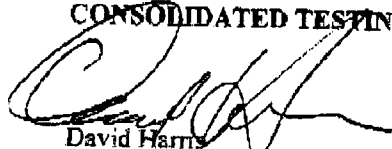
CTL installed a 5-horse power submersible test pump to a depth of 140 feet. The static water level was measured at 8 feet prior to testing. The test began at 10:20 a.m. and completed at 2:25 p.m. on September 5, 2006. Test results indicated that the well produced an average of 68 gallons per minute over a 4.5-hour period with a maximum water drawdown level inside the well measuring 84". The well recovery rate measured 9.5" to water inside the well 7 minutes after pumping was terminated.

Please find attached field water level measurements, time intervals recorded during our pump test and Well Log for Well #2.

If you should have any questions concerning the attached information, please contact this office.

Sincerely,

CONSOLIDATED TESTING LABORATORIES, INC.


David Harris
Drilling License #544541, C57

DH:jhb

Enclosures

603 East Worth Avenue • Porterville, CA 93257
Telephone (559) 781-0571
FAX (559) 782-8389

ATE
C. Brown

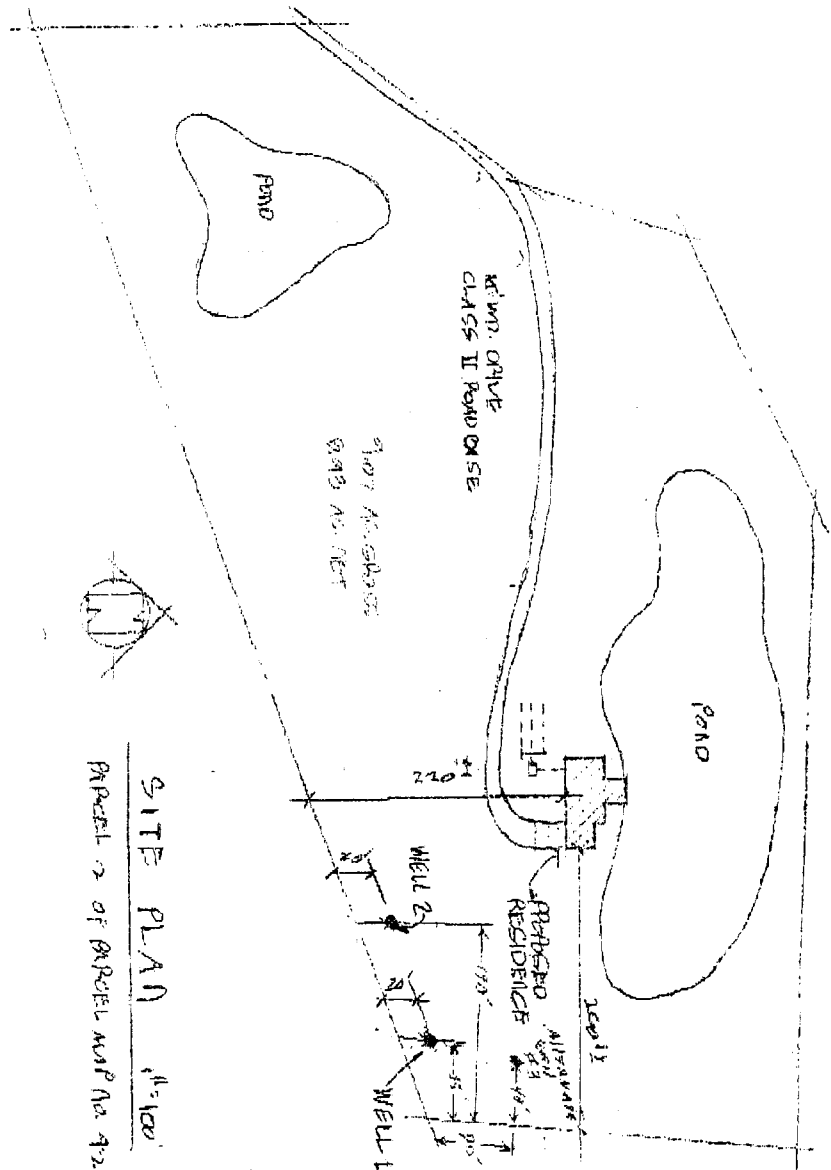
PROJECT: Costa's Estates
Globe Drive, Springville, CA
GPS: 36°05.129N 118°50.337W

Project No: 6747-06
Date: 9/5/06

YIELD TEST WITH SUBMERSIBLE TEST PUMP AND FLOW METER

TIME	DEPTH TO WATER BELOW TOP OF CASING (FEET)	READ-OUT INTERVAL	METER READING
10:20	8	1 minute	Begin 1901.24
10:21	40	1 minute	1919.00
10:22	72	1 minute	1998.62
10:23	84	1 minute	2068.85
10:24	84	1 minute	2146.00
10:25	84	1 minute	2212.11
10:26	84	1 minute	2278.70
10:27	84	1 minute	2345.12
10:28	84	1 minute	2415.30
10:28	84	1 minute	2484.00
10:30	84	1 minute	2552.85
10:35	84	5 minutes	2890.04
10:40	84	5 minutes	3236.00
10:45	84	5 minutes	3637.11
10:50	84	5 minutes	3932.00
10:55	84	5 minutes	4254.00
11:05	84	10 minutes	4933.00
11:15	84	10 minutes	5515.00
11:25	84	10 minutes	6284.00
11:35	84	10 minutes	7003.00
11:45	84	10 minutes	7722.00
11:55	84	30 minutes	8390.00
12:25	84	30 minutes	1040.30
12:55	84	30 minutes	1246.08
1:25	84	30 minutes	1441.35
1:55	84	30 minutes	1653.08
2:25	84	30 minutes	1848.00
Well recovery			
2:26	36	1 minute	1916.00
2:27	17	1 minute	
2:28	14	1 minute	
2:29	12	1 minute	
2:30	10	1 minute	
2:31	9.5	1 minute	
2:32	9.5	1 minute	
NOTES: Temp: 29.9°C Conductivity 373 pH 6.76 T.D.S. 250 ORP 156			

APPROACHMENT TO
AUSTINIAN CIVIL



SITE PLAN 11-100

Patent of B.P. No. 9229

GEORGE COSTA

BSK ANALYTICAL LABORATORIES

141 Stanislaus Street, Fresno, CA 93706-1623
(554)97-2888, (800) 877-8310, fax (559) 485-6935
wwwbsklabs.com

2006090352 09/06/2006
COSTA GEOR TAT: Standard
\$6127

Company Name <u>George Costa</u>	Suppliers Name (print) <u>Consol. Test Labs</u>	FO#
Report Attn: <u>h</u>	Suppliers Signature <u>Yessand Lemons</u>	Pro ID
Mail Address <u>16421 MUSTANG DR</u> <u>Springville, CA 95265</u>	Emergency Phone# <u>539 2945</u>	Quote#
*Phone# (req'd) <u>539 6796</u>	Amate Fax#	
	CA-DHS EPA	
	TolredCo MenedCo	
	Other:	

*BSK will phone "Report Attn." person if drinking water results are California positive
(Other Instructions:

Date Sampled 9-6-06

BSK #	Sample Description	Time Sampled	P/A	1x10	3x5	Recal	HPG	Collet (x10)	Other	Ch Res	Source	Ok. Box if copy to
1	Domestic local	9:00 AM	X									
2												
3												
4												
5												
6												

KEY:
SOURCE= A:DW, B:WW,
C:Sewage, D:Other

TYPE= 1: Routine, 2: Repeat,
3: Replacement, 4: Other

BACTERIA 3 POTABILITY

97822

Requisitioned by: George Costa Date/Tx: 10:00 AM 9-6-06
Received by: Yessand Lemons Date/Tx: 9:00 AM 9-6-06
Aux Lab: 9-6-06 1915

Source: Payment for services rendered as noted herein are due in full within 30 days from when invoiced. If not so paid account balances are deemed delinquent. Delinquent balances are subject to monthly service/fees/billing charges and interest calculated @ 1 1/2% per month. BSK Laboratories shall be entitled to recover on delinquent accounts, costs of collection, including attorney's fees incurred prior to or in litigation whether concluded by judgment, settlement, or otherwise. The person signing this document acknowledges that they are either the Client or authorized agent of the Client.

PRELIMINARY TEST RESULTS

Client: George Casa Attn: _____

3SK Log#	Present/Absent by Collet			1X 10 MTF			HPC CFU/g	1X10 Coliform	
	Coliform 10CFI	E. coli 10MPN	Present/Absent	Coliform MPN/100ml	Fecal MPN/100ml	E. coli MPN/100ml		Coliform MPN/100ml	E. coli MPN/100ml
07822	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						
	Present	Present	Absent						

Fax date SEP 08 2004 by VR

TRUESDAIL LABORATORIES, INC.

INDEPENDENT TESTING, FORENSIC SCIENCE, AND ENVIRONMENTAL ANALYSES



Established 1931

REPORT

14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92780-7008
(714) 730-6239 · FAX (714) 730-6462
www.truesdail.com

Client: **BSK Laboratories**

1414 Stanislaus Street
Fresno, CA 93706

Attention: John Posten

Report Date: September 18, 2006

Date Received: September 8, 2006

Laboratory No: **958606**

Sample: Water

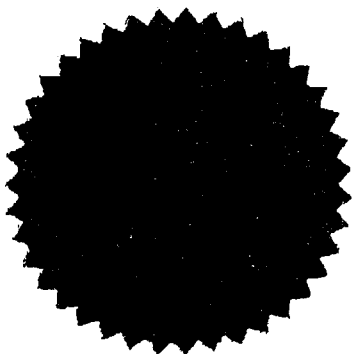
BSK Project No: 2006090356

Investigation: Gross Alpha Activity

Analytical Results

Sample ID	Analysis	Method	Activity pCi/L	Two Sigma Error	MDA	Date Analyzed
763850	Alpha	SM7110C	2.36	+/- 0.90	1.43	09/15/06

Gross Alpha results are based on a Uranium calibration curve.



Respectfully submitted,
TRUESDAIL LABORATORIES, INC

Rossina Tomova, Project Manager
Radiochemistry Group

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from these laboratories.

Certificate of Analysis
NELAP Certificate #04227CA
ELAP Certificate #1180

Date Received: 09/06/2006

Analyte	Method	Result	Units	PQL	Dilution	DLR	Prep Date/Time	Analysis Date/Time
Arsenic (As)	EPA 200.8	5.3	µg/L	2	1	2	09/13/06	09/26/06
Nitrate (NO3)	EPA 300.0	16	mg/L	1	1	1	09/07/06 13:28	09/07/06 13:28

Page 1 of 1

Sample Integrity

Pg. 1 of 2

CLI

2006090356

09/06/2006

COSTA GEOR

TAT: Standard

Date Received

090606

96105

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Section 1- Sampled Same Day

Sample Transport: Walk In SVJC BSK-Courier Transported In: Ice Chest Box HandHas chilling process begun? Y N Samples Received: Chilled to Touch / Ambient / On Ice

Section 2- Sampled Previously

Sample Transport: CAO UPS SVJC Walk-In BSK-Courier GSO Fed Exp. Other: _____

No. Coolers/Ice Chests: _____ Temperature (°): _____

Was Temperature In Range: Y N Received On Ice: Wet BlueDescribe type of packing materials: Bubble Wrap Foam Packing Peanuts Paper Other: _____Were ice chest custody seals present? Y N Intact: Y N

Section 3- COC Info.

	Completed		Info From Container		Completed		Info From Container
	Yes	No			Yes	No	
Was COC Received	<u>/</u>			Analysis Requested	<u>/</u>		
Date Sampled	<u>/</u>			Any hold times less than 72hr	<u>/</u>		
Time Sampled	<u>/</u>			Client Name	<u>/</u>		
Sample ID	<u>/</u>			Address	<u>/</u>		
Special Storage/Handling Ins.		<u>/</u>		Telephone #	<u>/</u>		

Section 4- Bottles / Analysis

	Yes	No	N/A	Comment
Did all bottles arrive unbroken and intact?:	<u>/</u>			
Were bottle custody seals present?		<u>/</u>		
Were bottle custody seals intact?		<u>/</u>		
Did all bottle labels agree with COC?:	<u>/</u>			
Were correct containers used for the tests requested?:	<u>/</u>			
Were correct preservations used for the tests requested?:	<u>/</u>			
Was a sufficient amount of sample sent for tests indicated?:	<u>/</u>			
Were bubbles present in VOA Vials?: (Volatile Methods Only)	<u>/</u>			
Were Ascorbic Acid Bottles received with the VOAs	<u>/</u>			

Section 5- Comments / Discrepancies

Sample(s) Split/Preserve: Yes No Container: _____ Preservation: _____ Init.: _____Was Client Service Rep. notified of discrepancies: Yes No N/A CSR: _____ Notified By: _____

Explanations / Comments

Report Comment Entered:

SR-FL-0002-01 (SMPINTG06)

Labeled by: [Signature]Labels checked by: [Signature]

Sample Integrity

Pg

2 of 2

SR-FL-0002-01

BSK Bottles

Yes

No

2006090356

09/06/2006

COSTA GEOR

TAT: Standard

96105

8oz (A) 16oz (B) 32oz (C) Amber Glass (AG)

Container(s) Received

Back Na₂S₂O₃

None (p) White Cap

None (p) Blue Cap

HNO₃ (p) Red CapH₂SO₄ (p) Yellow Cap

NaOH (p) Green Cap

Other:

Dissolved Oxygen 300ml (g)

250ml (AG) None

250ml (AG) H₂SO₄ COD Yellow Label250ml (AG) Na₂S₂O₃ 515.547 Blue Label250ml (AG) Na₂S₂O₃ + MCAA 531.1 Orange Label250ml (AG) NH₄Cl 552 Purple Label

250ml (AG) EDA DBPs Brown Label

250ml (AG) Other:

500ml (AG) None

500ml (AG) H₂SO₄ TPH-Diesel Yellow Label

500ml (AG) Other:

1-Liter (AG) None

1 Liter (AG) H₂SO₄ O&G Yellow Label1-Liter (AG) Na₂SO₃ 525 Brown Label1 Liter (AG) Na₂S₂O₃ 548 Blue Label1-Liter (P) Na₂S₂O₃ + H₂SO₄ 549

1 Liter (AG) NaOH+ZnAc Sulfide

1 Liter (AG) Other:

40ml VOA Vial Clear - HCL

40ml VOA Vial Amber - Na₂S₂O₃

40ml VOA Vial Clear - None

40ml VOA Vial Clear - Na₂S₂O₃ 504, 50540ml VOA Vial Clear - H₃PO₄

Other:

Asbestos 1-Liter Plastic/For

Radiological GA / GB (1/2 Gal Plastic)

Radiological 226 / 228 (32 oz plastic N-BSK)

Radon 200ml Clear (g)

Low Level Hg/Metals Double Baggie

THM-FP 4-40ml VOA None

250 Clear Glass Jar

500 Clear Glass Jar

1 Liter Clear Glass Jar

Plastic Bag

Soil Tube Brass / Steel / Plastic

Tedlar Bags

09/06/2006
TAT: Standard

THE HISTORY OF THE UNITED STATES

[illegible]

BSK Submission Number: 2006090356

09/28/2006

George Costa
George Costa
16421 Mustang Dr.
Springville, CA 93265



Dear George Costa,

Thank you for selecting BSK Analytical Laboratories for your analytical testing needs. We have prepared this report in response to your request for analytical services. Please find enclosed the following sections for your complete laboratory report, each uniquely paginated:

CASE NARRATIVE: An overview of the work performed.
CERTIFICATE OF ANALYSIS: Analytical results.
REPORT OF SAMPLE INTEGRITY
CHAIN OF CUSTODY FORM
SUBCONTRACTED ANALYTICAL REPORT(S)

Certification: I certify that this data package is in compliance with NELAC Standards for applicable analyses under NELAP Certificate #04227CA, and is in compliance with ELAP Standards for applicable certified analyses under ELAP Certificate #1180, except for the conditions listed

If additional clarification of any information is required, please contact your Client Services Representative, John Posten, at (800) 877-8310 or (559) 497-2888.

BSK ANALYTICAL LABORATORIES

John Posten
Client Services Representative

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

WATER SYSTEM MONITORING REQUIREMENTS

GROUNDWATER SOURCES

COMMUNITY (4620, 4621, 4622)

ANALYSIS	FREQUENCY
Bacteriological	Monthly
General Mineral, Physical & Inorganic Title 22, Sections 64432, 64432.1, 64449, 64449-A, 64449-B	Every 3 Years
Nitrate	Annually (See Note 1)
Nitrite	Every 3 Years (See Note 2)
Secondary Standards Section 64449-A&B	Every 3 Years
Organic Chemicals	
Volatile Organic Chemical (VOC) Method 502.2, 524.2 Title 22, Section 64444-A	Every 6 Years (See Note 3)
MTBE	Every 6 Years (See Note 6)
Synthetic Organic Chemical (SOC) Method 505,507,508.1, 525.2 Title 22, Section 64444-A	Waived except for below (See Note 4)
ALACHLOR	Every 9 Years (See Note 7)
ATRAZINE	Every 9 Years (See Note 7)
DBCP & EDB	Every 3 Years
SIMAZINE	Every 9 Years (See Note 7)
Radiological/ Title 22,Section 64441 (Note: enough water should be taken to complete GA, U & Ra 226 if nec)	
Gross Alpha (GA) (Initial)	Four consecutive Quarters (See Note 5)
Uranium (U)	If GA is >5, do GA & U from same sample
Radium 226	If GA - U = >5
Radium 228 (Initial)	Four consecutive Quarters (See Note 5)
Lead & Copper/Section 64670-64690 – for system	Initial monitoring two sets of samples 6 months apart in the month of Dec and June, then two consecutive annual samples to be taken during June, July, Aug, or Sept. If the two consecutive samples are below the 90 th % MCL, then the frequency can go to Triennial sampling frequency , and forego the two consecutive annual sampling frequency.

Note:-(1) Nitrate sampling shall be increased to quarterly following any result $\geq 23\text{mg/l}$. This may be reduced to annual, upon request, if all four quarterly results are $<45\text{mg/l}$.

(2) Nitrite sampling shall be increased to quarterly following any result $>0.5\text{mg/l}$. May be reduced to annual, upon request, if all four quarterly results are $<1.0\text{mg/l}$.

(3) VOCs – This frequency applies only to chemicals for which previous results have shown no detectable results (ND).

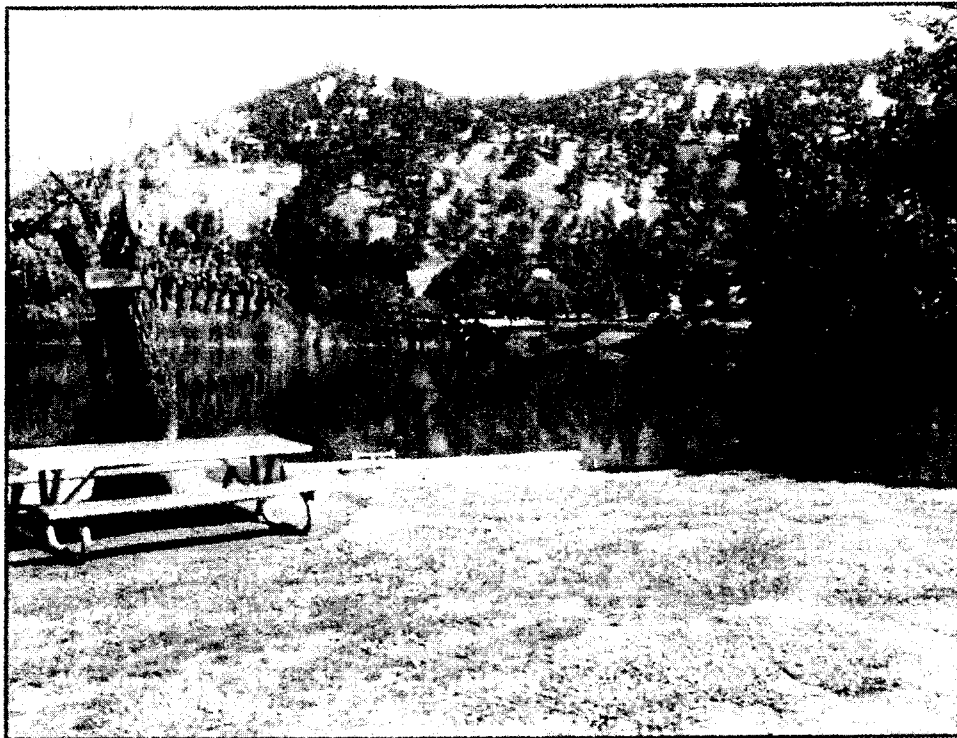
(4) SOC's - This frequency applies only to the chemicals for which previous results have shown no detectable results (ND).

(5) Radioactivity – Data collected between Jan 1, 2001 and Dec 31, 2004, may be used to satisfy the Initial monitoring requirements. Initial monitoring for Ra 228 must be completed by December 31, 2007. If the results from the first two quarters of initial monitoring are below the detection limit for purposes of reporting (DLR), the final two quarters of initial monitoring may be waived.

(6) MTBE – This frequency applies only after initial monitoring of two consecutive three year samples have been completed and no MTBE has been detected (ND).

(7) This frequency applies only to the chemicals for which previous results and history have shown no detectable results (ND).

ATTACHMENT E



BIOTA REPORT

27± ACRES
SECTION 22, T21S, R29E, MDB&M
TULARE COUNTY, CALIFORNIA

PAUL PRUETT & ASSOCIATES

**A BIOLOGICAL ASSESSMENT
OF VEGETATION AND WILDLIFE
27± ACRES, SECTION 22, T21S, R29E, MDB&M.
TULARE COUNTY, CALIFORNIA**


by

PAUL PRUETT & ASSOCIATES

for

**Mr. George Costa
Cyrrus Development Company, LLC
16421 Mustang Drive
Springville, CA 93265
559.539.2945**

03 June 2007


**Paul E. Pruett, MS, CWB
3616 View Street
Bakersfield, CA 93306
(661) 872-5662**

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**1. SUMMARY OF FINDINGS AND CONCLUSIONS:
27± ACRES, SECTION 22, T21S, R29E, MDB&M**

The proposed project is 27± acres located within Section 22, T21S, R29E, MDB&M, south of Avenue 190 and west of Road 161, in the vicinity of Lake Success, California (Figures 1 – 2). The plant community of the project is Non-Native Grassland, element code 42200 just at the foot of Blue Oak Woodland, element code 71140 (Holland 1986). The entire project site has been altered by the construction of artificial ponds created, maintained, and stocked for purpose of private fishing. Twelve (12) sensitive plant and animal species were identified by the California Natural Diversity Data Base (CNDDDB), or were known by Paul Pruett & Associates staff, as occurring in the vicinity of the proposed project.

Four (04) sensitive plant species were listed by the CNDDDB or are known to exist in the vicinity of the proposed project: *Erygium spinosepalum*, spiny-sepaled button-celery; *Iris munzii*, Munz' iris; *Mimulus pictus*, calico monkeyflower; and *Psuedobahia peirsonii*, San Joaquin adobe sunburst.

No evidence of these four, or any other sensitive plant species, was found on the project site during field reconnaissance. Thirty-four vascular plant species, fifteen native species and seventeen non-native species, were identified on the project site during the survey period. Additional spring surveys in subsequent years would likely yield annual plant species not identified during the surveys conducted for the preparation of this biological assessment. Since the original habitat of the site has been entirely altered through conversion to fishing ponds and is regularly maintained as such, it is unlikely that any sensitive plant species would occur.

Eight sensitive animal species were listed by the CNDDDB or are known to occur in the vicinity of the project: *Cypseloides niger*, black swift; *Desmocerus californicus dimorphus*, valley elderberry longhorn beetle; *Emys*(=*Clemmys*) *marmorata*, western pond turtle; *Gymnogyps californianus*, California condor; *Lytta moesta*, moestan blister beetle; *Lytta molesta*, molestan blister beetle; *Rana boylei*, foothill yellow-legged frog; and *Vulpes macrotis mutica*, San Joaquin kit fox.

No evidence of these eight, or any other sensitive animal species, was found on the proposed project during field reconnaissance.

No riparian habitat exists on the project site. No wetlands habitat exists on the project site. Some trees suitable for raptor nests exist on the project site. No wildlife nursery sites were identified on the project site. No wildlife migration corridors were identified on the project site.

We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat.

We conclude that no significant direct or indirect impacts to any endangered, threatened, candidate or sensitive species will result if normal sensitive species avoidance techniques are observed.

2. THE PROJECT SITE:

2.1 Legal Description: This biological assessment covers approximately twenty-seven (27) acres located immediately south of Highway 190 and west of Road 161, in the west half of Section 22, T21S, R29E, MDB&M, in the vicinity of Lake Success, County of Tulare, California (Figures 1 – 2).

2.2 Physical Description: The project site is roughly square quadrilateral, sloping generally northeast. It is located in rolling foothills on the western slope of the Sierra Nevada Mountains, along the eastern edge of the San Joaquin Valley. The proposed project is located in a northeast facing draw at about 840 feet. The site is about a mile south of Highway 190. Road 161 is the east border of the site. The site is fenced on all sides. The original habitat of the site was entirely altered about 30 years ago, with the creation of artificial fishing ponds. The survey area is regularly maintained for private fishing, daily picnicking, and overnight camping. The project site includes some trailer sites with full hook-ups. Residences, outbuildings, and sites maintained for picnicking, camping, and fishing, including multiple small docks and shaded areas, occur on the project. The site is surrounded by homes on estate-sized lots and larger acreage.

2.3 Land Use: Historically, the site has been used for grazing. Grazing still occurs in the vicinity of the project, but not on immediately adjacent properties.

2.4 Vegetation: The original habitat of the site was likely Non-Native Grassland, element code 42200 (Holland 1986). Blue Oak Woodland, element code 71140 (Holland 1986), is adjacent to the south edge of the project and occurs throughout the area surrounding the site. The Non-Native Grassland is dominated by introduced species, such as *Avena barbata*, *Bromus sp.*, and *Erodium sp.*, which have replaced the native vegetation to a large extent. It is a sparse to dense cover of annual grasses and forbs with flowering clumps to 1 meter high. In years of favorable rainfall there may be numerous species of showy, native annual forbs (wildflowers). Blue Oak Woodland is highly variable, but is dominated by *Quercus douglasii* and usually includes *Pinus Sabina*. Given elevation, understories within this group can vary from grassland to dense shrubs. No wetlands or riparian habitat exists on the site.

2.5 Soils: The soil of the project are covered by the United States Department of Agriculture (USDA) Soil Survey of Tulare County, California, Central Part, 1982. The soil is listed as Auberry sandy loam, 9 to 15 percent slopes.

Auberry sandy loam is a deep and well drained soil typically found on uneven side slopes of the lower Sierra Nevada foothills and formed in residual material weathered from quartz diorite. It is generally found on north- and east- facing slopes. The surface layer of this soil is about 16 inches thick and is grayish brown and brown sandy loam. The subsoil is about 40 inches thick and made up of yellowish brown loam, brown sandy clay loam, and light yellowish brown loam and sandy loam. Permeability is moderately slow with moderate to high available water capacity. Runoff is medium and the hazard of erosion moderate.

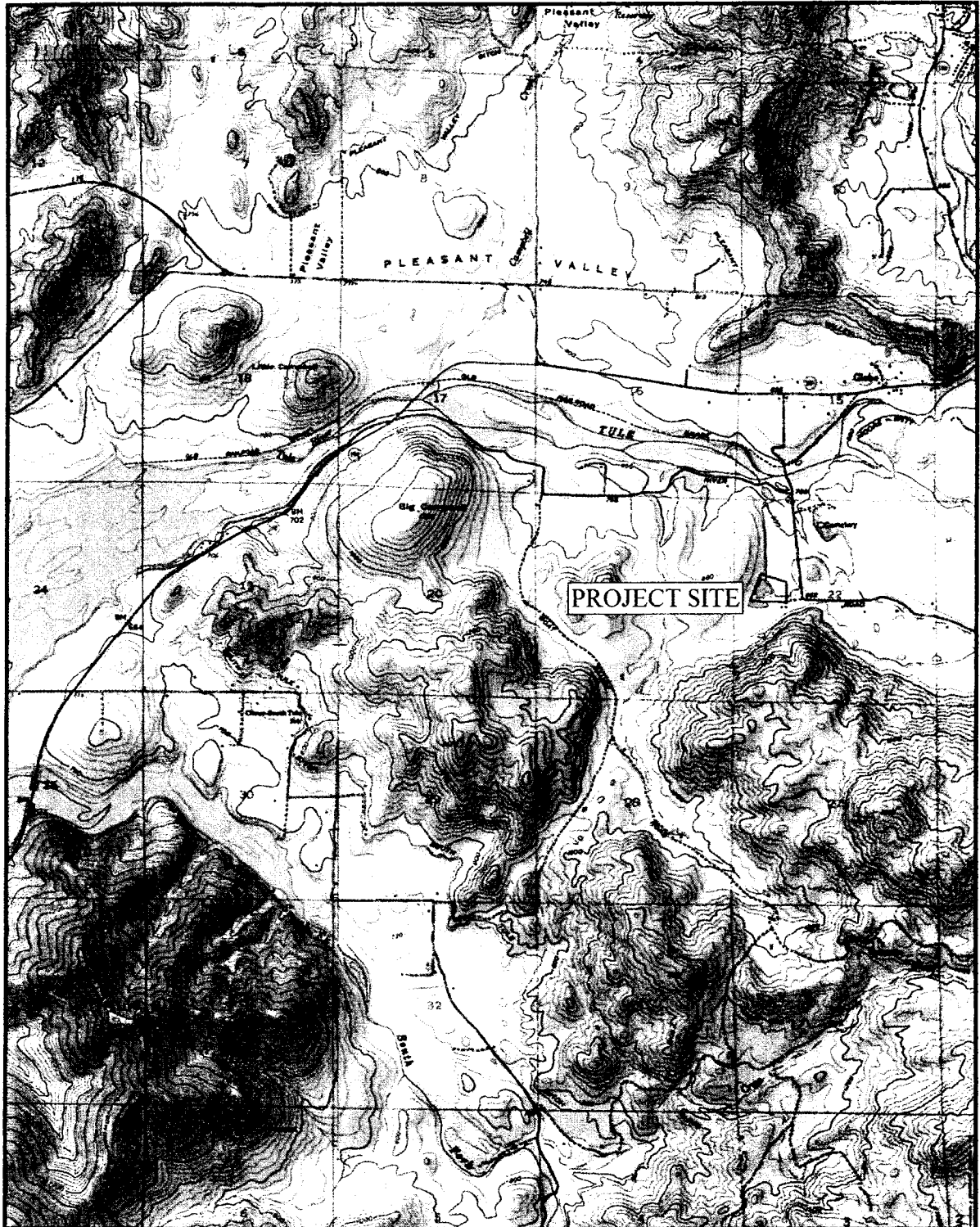


Figure 1. Project site vicinity and general topography map. Lake Success shows in the left of the figure. Printed from TOPO! 2001 National Geographic.

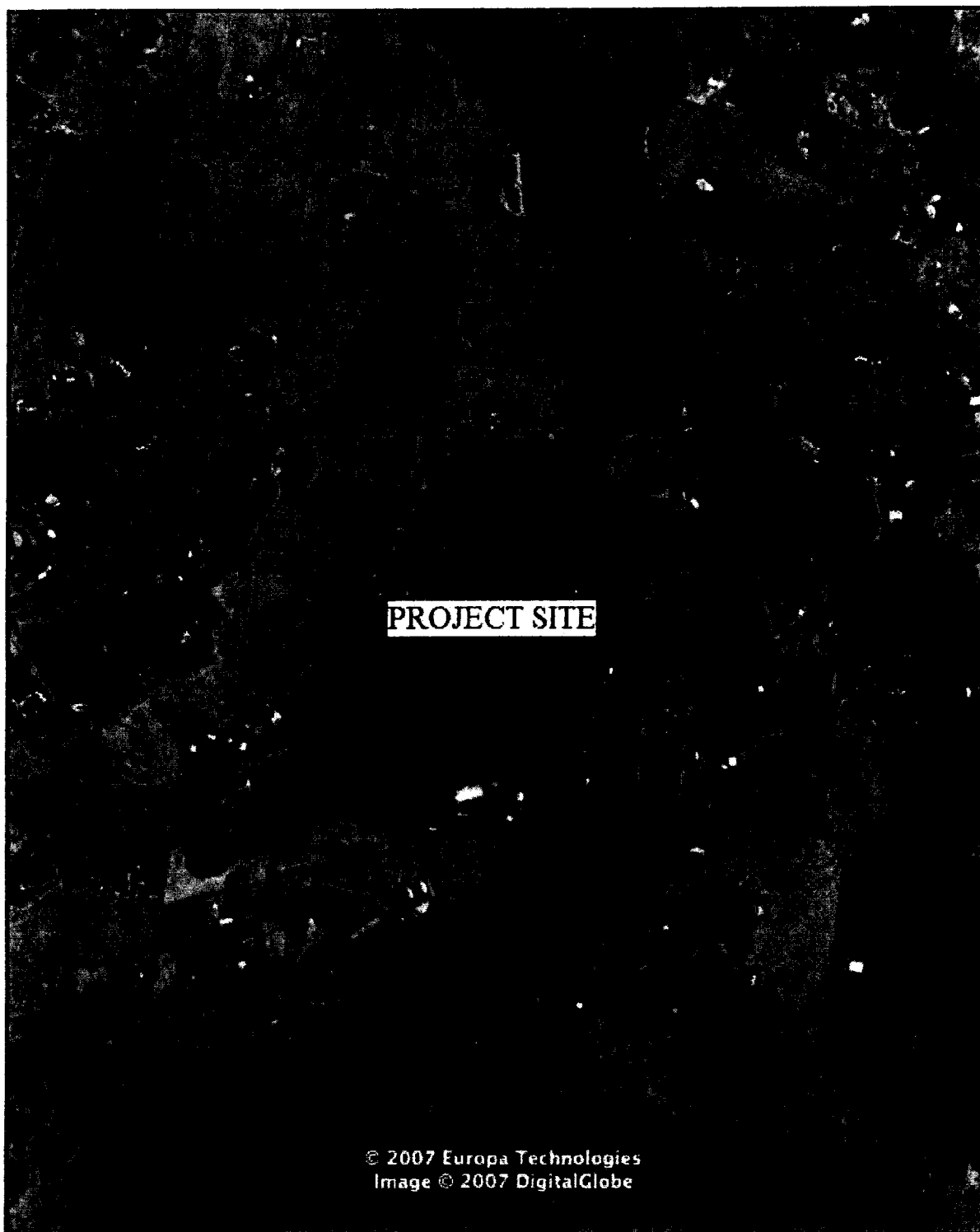


Figure 2. Project site aerial photograph (Google Earth™)

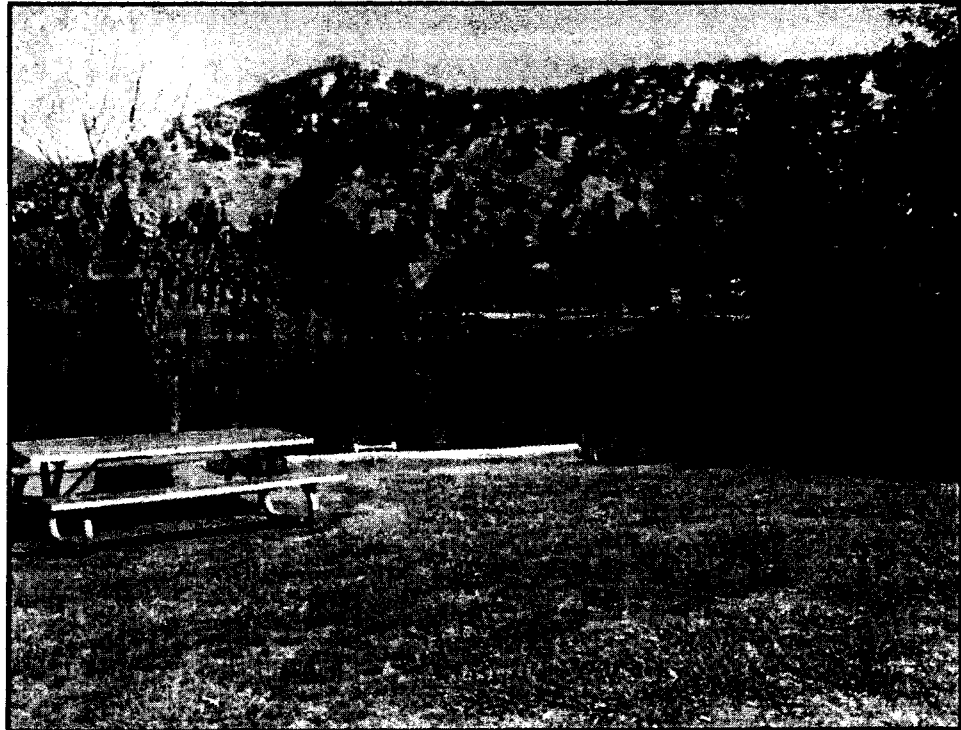


Figure 3. Photograph of the proposed project taken from near the middle of the project facing southeast (23May07).

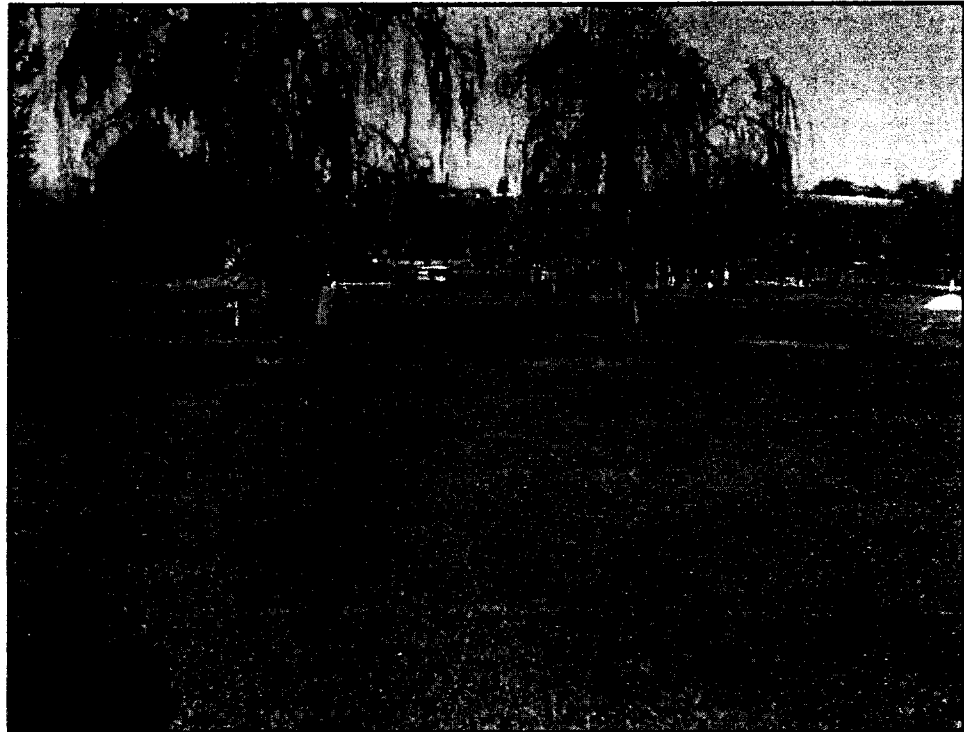


Figure 4. Photograph of the survey area taken from near the southeast corner facing northwest (23May07).

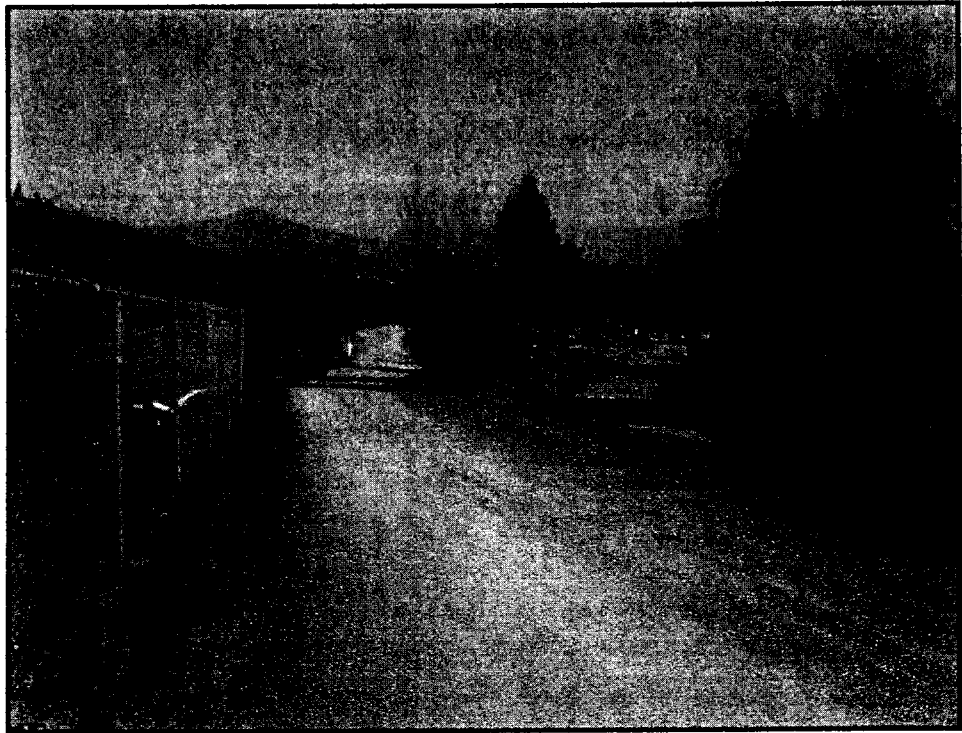


Figure 5. Photograph of the survey site taken from near the southwest corner of the site facing north (23May07).

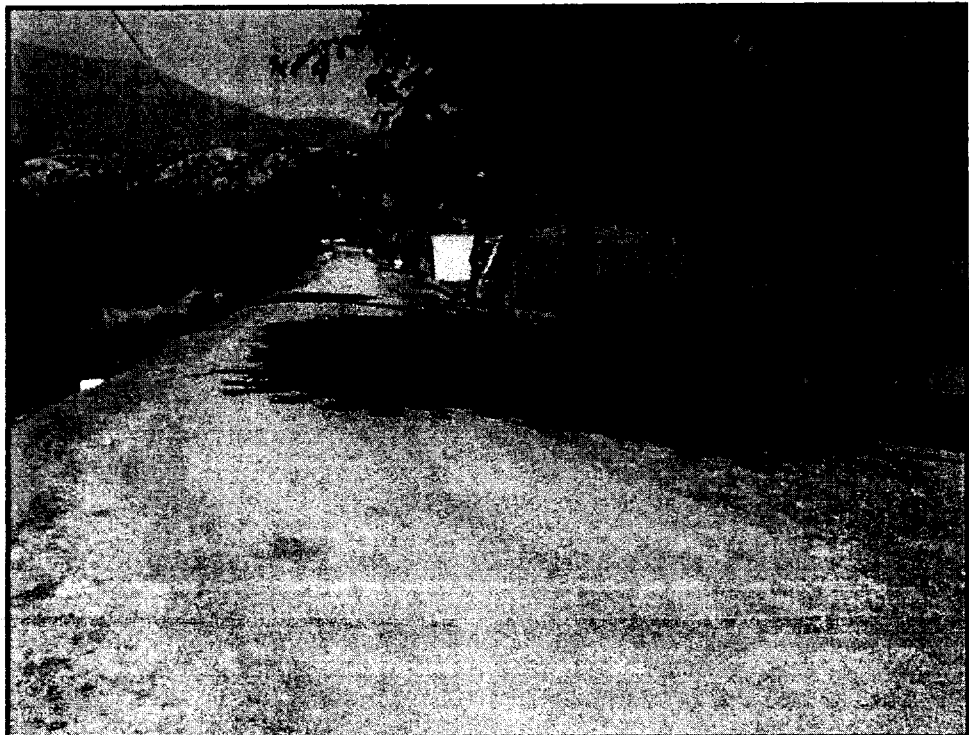


Figure 6. Photograph of the project taken from near the northwest corner facing east (23May07).

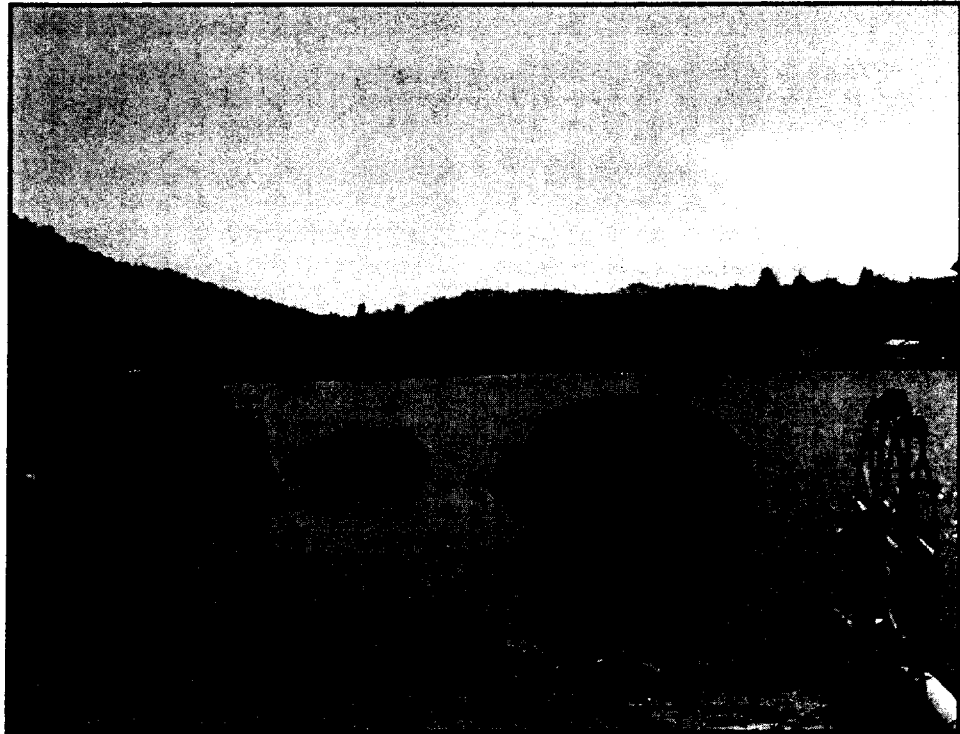


Figure 7. Photograph of the project site taken from near the northeast corner facing southwest (23May07).

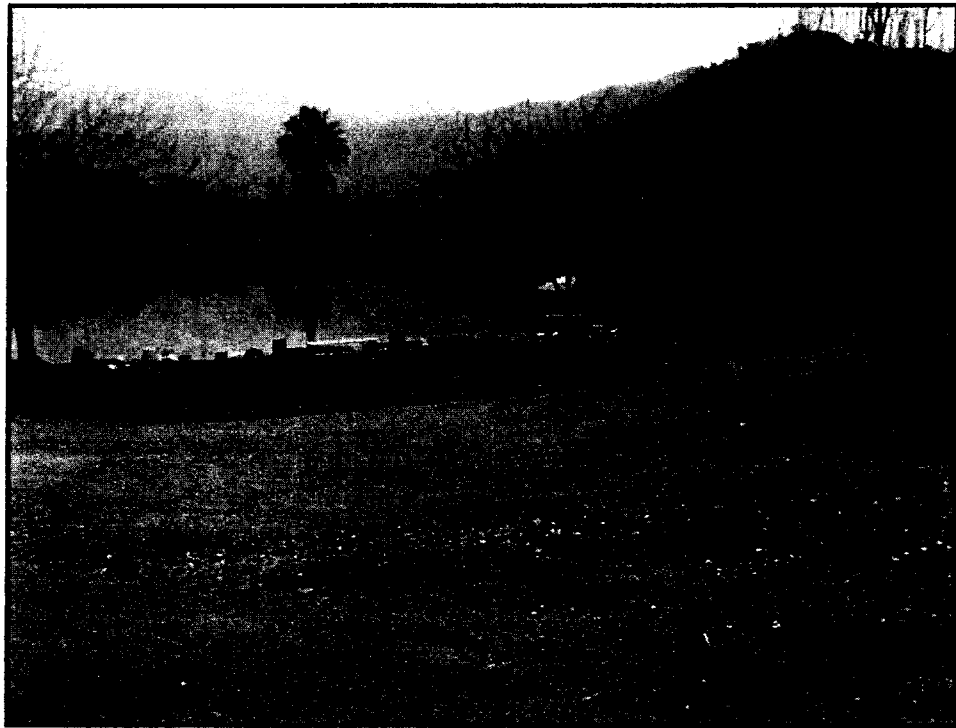


Figure 8. Photograph of the project taken from near the northwest corner facing southeast (23May07).

3. BIOTIC INVENTORY METHODS:

3.1 Purpose: The primary purpose of this biota inventory was to determine if any plants or animals that are listed by state or federal agencies as endangered, rare, threatened, or depleted and of special concern occur on the property. The term sensitive will be used hereafter throughout this report to mean any species considered by state or federal agencies to be endangered, rare, threatened, or depleted and of special concern.

3.2 Studies Required to Satisfy Endangered Species Law and Assist in CEQA Review: This study is a biological assessment of the status of twelve federally or state listed, proposed, or sensitive plant and animal species listed in Table 1. The study also sought to determine if any sensitive species not known to the CNDDDB is presently using the property.

3.3 Literature Review: Both the scientific literature and the CNDDDB were consulted to determine which sensitive species occur in this habitat and near this project site. Twelve sensitive species were reported in the CNDDDB report for the Globe Quadrangle, information dated 03 April 2007, or were known to Paul Pruett & Associates staff, as occurring in the vicinity of the proposed project. They are listed in Table 1, and their nearest locations are shown in Figure 9, Sensitive Species Distribution Map.

3.4 Consultations: No special consultations were conducted for the preparation of this biological assessment.

3.5 Vegetation Survey Methods: Paul Pruett and Associates used three field methods to survey the plant community: habitat search, random search, and line transects. The entire site was surveyed by qualified biologists on 24 March, 13 and 28 April, 23 May, and 03 June 2007. Appendix A is the list of the project participants.

3.6 Animal Survey Methods: Paul Pruett and Associates surveyed the proposed project for animals on 24 March, 13 and 28 April, 23 May, and 03 June 2007. All fieldwork followed the general guidelines established by the California Department of Fish and Game, Region 4, dated 08 May 90. Appendix A is a list of individuals who worked on the project and their responsibilities. Original field notes are available upon request from the office of Paul Pruett and Associates. Field notes were used to record habitat features and animal activity during the survey period. A photographic record was made of specific on-site features and wildlife.

3.7 Factors Limiting or Influencing Results: This year the area has experienced below average rainfall to date, as listed by the National Weather Service, San Joaquin/Hanford Office. Consequently, annual plant growth has been below average. Live mammal trapping probably would identify additional small mammals on the site. No sensitive species would be expected to occur on the project.

TABLE 1: SENSITIVE SPECIES, LAKE SUCCESS AREA

The following are lists of sensitive plant and animal species known to occur in the vicinity of the proposed project site. The lists are drawn from the CNDDDB, Globe Quadrangle, information dated 03 April 2007, scientific literature, and personal knowledge of Paul Pruett and Associates staff.

SENSITIVE PLANTS	COMMON NAME	FED/CA LEGAL STATUS
<i>Erygium spinosepalum</i>	spiny-sepal'd button-celery	None/None; CNPS 1B.2
<i>Iris munzii</i>	Munz' iris	None/None; CNPS 1B.3
<i>Mimulus pictus</i>	calico monkeyflower	None/None; CNPS 1B.2
<i>Psuedobahia peirsonii</i>	San Joaquin adobe sunburst	Threatened/Endangered; CNPS 1B.1
SENSITIVE ANIMALS	COMMON NAME	FED/CA LEGAL STATUS
<i>Cypseloides niger</i>	black swift	None/None; CDFG:SC
<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	Threatened/None
<i>Emys</i> (= <i>Clemmys</i>) <i>marmorata</i>	western pond turtle	None/None; CDFG:SC
<i>Gymnogyps californianus</i>	California condor	Endangered/Endangered
<i>Lytta moesta</i>	moestan blister beetle	None/None
<i>Lytta molesta</i>	molestan blister beetle	None/None
<i>Rana boylei</i>	foothill yellow-legged frog	None/None; CDFG:SC
<i>Vulpes macrotis mutica</i>	San Joaquin kit fox	Endangered/Threatened

Listing Codes:

CNPS California Native Plant Society

**TABLE 2: SENSITIVE PLANT SPECIES HABITATS AND FLOWERING TIMES
(JEPSON 1993, MUNZ AND KECK 1973)**

SCIENTIFIC NAME	FLOWERING TIME	HABITAT
<i>Erygium spinosepalum</i>	May – Sep	Vernal Pools, Depressions, 100 – 200m.
<i>Iris munzii</i>	Mar – Apr	Partly shaded slopes, 540 – 800 m
<i>Mimulus pictus</i>	Apr – May	Dry Slopes, 1000 – 4000 feet
<i>Psuedobahia peirsonii</i>	Mar – Apr	Valley & Foothill Grassland, Cismontane Woodland, Heavy Clay Soils

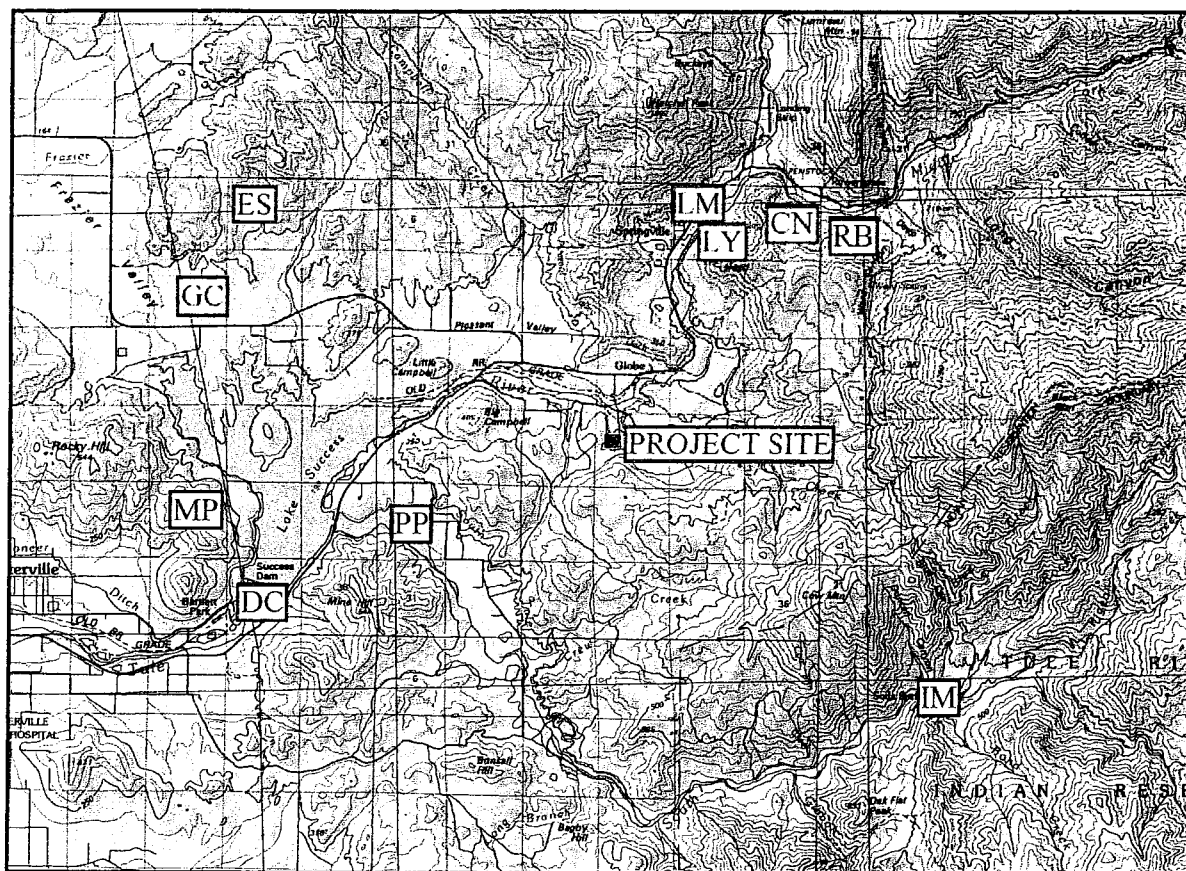


Figure 9. Distribution of threatened, endangered, or sensitive species in the vicinity of the proposed project. Sources: CNDDDB Report Globe Quadrangle, information dtd 03 Apr 07; scientific literature, personal observations, and communications. Printed from TOPO! 2001 National Geographic.

ANIMALS

- CN – *Cypseloides niger*
black swift
- DC – *Desmocerus californicus dimorphus*
valley elderberry longhorn beetle
- *EM – *Emys*(=*Clemmys*) *marmorata*
western pond turtle
- GC – *Gymnogyps californianus*
California condor
- LM – *Lytta moesta*
moestan blister beetle
- LY – *Lytta molesta*
molestan blister beetle
- RB – *Rana boylei*
foothill yellow-legged frog
- **VM – *Vulpes macrotis mutica*
San Joaquin kit fox

PLANTS

- ES – *Erygium spinosepalum*
spiny sepaled button celery
- IM – *Iris munzii*
Munz' iris
- MP – *Mimulus pictus*
calico monkeyflower
- PP – *Psuedobahia peirsonii*
San Joaquin adobe sunburst

*Location information suppressed by CDFG.

**No specific section referenced in CNDDDB citation.

4. BIOTIC SURVEY RESULTS

4.1 Vegetation: The project site is located on the east edge of the San Joaquin Valley, in the rolling foothills of the southern Sierra Nevada Mountains.

The area is characterized by hot, dry summers with daytime temperatures occasionally above 100 degrees Fahrenheit, and cool winters, infrequent snow, with temperatures sometimes below freezing. Rainfall averages about six inches a year and was below average this past year. No wetlands habitat exists on the project site. No riparian habitat exists on the project site. Some trees suitable for raptor nesting sites exist on the project site.

The original habitat of the site is was likely Non-Native Grassland, element code 42200 (Holland 1986). Blue Oak Woodland, element code 71140 (Holland 1986), is adjacent to the south edge of the project and occurs throughout the area surrounding the site. The Non-Native Grassland is dominated by introduced species, such as *Avena barbata*, *Bromus sp.*, and *Erodium sp.*, which have replaced the native vegetation to a large extent. It is a sparse to dense cover of annual grasses and forbs with flowering clumps to 1 meter high. In years of favorable rainfall there may be numerous species of showy, native annual forbs (wildflowers). Blue Oak Woodland is highly variable, but is dominated by *Quercus douglasii* and usually includes *Pinus Sabina*. Given elevation, the understory within this group can vary from grassland to dense shrubs.

The original habitat of the project has been entirely altered through conversion of the site to a private fishing, picnicking, and camping area. No undisturbed native habitat exists on the project. No wetlands or riparian habitat exists on the site.

Four (04) sensitive plant species were listed by the CNDDDB or are known to exist in the vicinity of the proposed project: *Erygium spinosepalum*, spiny sepaled button celery; *Iris munzii*, Munz' iris; *Mimulus pictus*, calico monkeyflower; and *Psuedobahia peirsonii*, San Joaquin adobe sunburst. No additional sensitive plant species are known by Paul Pruett & Associates staff to occur in the vicinity of the area. No evidence of any of these four sensitive plants was found on the project site.

No evidence of any sensitive plant species was found on the project site. Additional annual plant species probably would be identified during additional surveys, but it is doubtful that any sensitive species would be identified on the project.

Thirty-four (34) plant species were found on the site. Twenty-one (21) plant species, sixty-two (62) percent, were introduced, non-native species. Thirteen (13) plants, thirty-eight (38) percent, were native species. A complete listing of all plants found on the project site is contained in Table 3.

4.2 Animals: Eight sensitive animal species were listed by the CNDDDB or are known to occur in the vicinity of the project: *Cypseloides niger*, black swift; *Desmocercus californicus dimorphus*, valley elderberry longhorn beetle; *Emys (=Clemmys) marmorata*, western pond turtle; *Gymnogyps californianus*, California condor; *Lytta moesta*, moestan blister beetle; *Lytta molesta*, molestan blister beetle; *Rana boylii*, foothill yellow-legged frog; and *Vulpes macrotis mutica*, San Joaquin kit fox.

No evidence of these eight, or any other sensitive animal species, was found on the proposed project during field reconnaissance.

A total of fourteen (14) vertebrate species were observed on the project site. Two (02) mammals, Twelve (12) birds, no (0) reptiles, and no (0) amphibians were identified on the project site. A complete listing of animals is found in Table 4.

TABLE 3: VASCULAR PLANTS, SECTION 22, T21S, R29E, MDB&M

SCIENTIFIC NAME	COMMON NAME	SOURCE
<i>Anemopsis californica</i>	Yerba Manza	Nat.
<i>Arundo donax</i>	Giant Reed	Eur.
<i>Bambusa multiplex</i>	Bamboo	Asia
<i>Carex</i> sp.	Sedge	Nat.
<i>Citrus limon</i>	Lemon	Eur.
<i>Cynodon dactylon</i>	Bermudagrass	Cen. Am.
<i>Erodium cicutarium</i>	Red-Stem Filaree	Eur.
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	Australia
<i>Ficus carica</i>	Common Fig	Med.
<i>Fraxinus latifolia</i>	Oregon Ash	Nat.
<i>Lathyrus jepsonii</i> ssp. <i>californicus</i>	Wild Pea	Nat.
<i>Ligustrum lucidum</i>	Glossy Privet	Eur.
<i>Liquidambar orientalis</i>	Oriental Sweet Gum	Asia
<i>Marah fabaceus</i>	California Manroot	Nat.
<i>Medicago polymorpha</i>	Bur-Clover	Med.
<i>Morus alba</i>	Mulberry	China
<i>Nerium oleander</i>	Oleander	Trop.
<i>Olea europaea</i>	Olive	Eurasia
<i>Photinia glabra</i>	Japanese Photinia	Asia
<i>Populus fremontii</i>	Fremont's Cottonwood	Nat.
<i>Prunus cerasifera</i> var. ' <i>Atropurpurea</i> '	Purple Leaf Plum	Eur.
<i>Prunus dulcis</i>	Almond	Asia
<i>Pyracantha coccinea</i>	Pyracantha	Asia
<i>Quercus douglasii</i>	Blue Oak	Nat.
<i>Rubus ursinus</i>	California Blackberry	Nat.
<i>Salix babylonica</i>	Weeping Willow	Nat.
<i>Scirpus californicus</i>	California Tule	Nat.
<i>Stellaria media</i>	Common Chickweed	Eur.
<i>Taraxacum officinale</i>	Common Dandelion	Eur.
<i>Trifolium repens</i>	White clover	Nat.
<i>Typha latifolia</i>	Cattail	Nat.
<i>Vitis californica</i>	California Wild Grape	Nat.
<i>Washingtonia filifera</i>	California Fan Palm	Trop.
<i>Xylosma congestum</i>	Shiny Xylosma	Eur.

TABLE 4: VERTEBRATE ANIMALS, SECTION 22, T21S, R29E, MDB&M

SCIENTIFIC NAME	COMMON NAME	EVIDENCE
MAMMALS		
<i>Spermophilus beecheyi</i>	California ground squirrel	sighted
<i>Thomomys bottae</i>	pocket gopher	burrow
BIRDS		
<i>Anas platyrhynchos</i>	mallard	sighted
<i>Aythya americana</i>	redhead	sighted
<i>Buteo jamaicensis</i>	red-tailed hawk	sighted
<i>Callipepla californica</i>	California quail	sighted
<i>Carpodacus mexicanus</i>	finch	sighted
<i>Corvus corax</i>	common raven	sighted
<i>Falco sparverius</i>	American kestrel	sighted
<i>Fulica americana</i>	American coot	sighted
<i>Euphagus cyanocephalus</i>	Brewer's blackbird	sighted
<i>Sturnella neglecta</i>	western meadowlark	sighted
<i>Tyrannus verticalis</i>	western kingbird	sighted
<i>Zenaida macroura</i>	mourning dove	sighted
REPTILES		
None Observed		
AMPHIBIANS		
None Observed		

5. DISCUSSION OF SENSITIVE SPECIES:

5.1 Sensitive Plants: Four (04) sensitive plant species were listed by the CNDDDB or are known to exist in the vicinity of the proposed project: *Erygium spinosepalum*, spiny-sepaled button-celery; *Iris munzii*, Munz' iris; *Mimulus pictus*, calico monkeyflower; and *Psuedobahia peirsonii*, San Joaquin adobe sunburst. No evidence of these four, or any other sensitive plant species, was found on the project site during field reconnaissance. Additional spring surveys in subsequent years would likely yield annual plant species not identified during the surveys conducted for the preparation of this biological assessment. Since the original habitat of the site has been altered through conversion for recreational use and is regularly maintained as such, it is unlikely that any sensitive plant species would occur.

5.1.1 *Erygium spinosepalum*, spiny-sepaled button-celery, has no federal or state standing. It is a CNPS 1 B.2 plant. This biennial or perennial plant grows from a taproot. The plant is erect to about 7.5 dm, stout and branching from a basal rosette. The inflorescent heads are 0.8 - 2 cm, ovoid to spherical, in cymes. The flower sepals are lanceolate, 3.5-4.5 mm and the petals are white and oblong. This plant is rare and occurs in vernal pools in valley and

foothill grasslands. It apparently intergrades with *E. castrense* and *E. vaseyi*. . The closest reported location is about six miles northwest of the project site. This site was reported in 1943 by Ripley and Barney and by Grosbeck in 1954. The area was searched in 1987 by J. Stebbins with negative results.

No spiny-sepaed button celery was found on the project site.

5.1.2 *Iris munzii*, Munz' iris, has no federal or state listing. It is a CNPS 1 B.3 plant. It is a rhizome growing to about 7 dm. Leaves are about 9 – 20 mm wide with the base generally evergreen. The inflorescence consists of flowers generally in three with the lowest two bracts alternate. Flowers have a pale lavender to bluish or reddish violet perianth. It is listed in Hickman as uncommon. The closest known occurrence comes from a 1967 observation about six miles southeast of the project, by the south fork of the Tule River.

No iris was observed on the project during the survey period.

5.1.3 *Mimulus pictus*, the calico monkeyflower, has no federal or state listing. It is a CNPS 1B plant. This monkeyflower has a white corolla 9-12 mm long with rose-red to red-purple veins and often grows around the bases of chaparral shrubs, particularly gooseberries. No such habitat exists on this site. The closest reported location is about six miles west of the project along the northeast slope of the west side of Lake Success. It was reported in 1935 at that location but has not been seen at that location since.

No evidence of the calico monkeyflower was found on the project site. The calico monkeyflower normally grows at higher elevations in association with gooseberry plants. No gooseberries exist on the project site.

5.1.4 *Pseudobahia peirsonii*, the San Joaquin adobe sunburst or the Tulare pseudobahia, is listed by the federal government as Threatened and by the state as Endangered. The nearest known population is about two and a half miles west of the project site, east of Porterville. The San Joaquin Adobe Sunburst is a rather unimpressive woolly member of the sunflower family. The typical plant, an annual, is about 8 to 20 inches high with generally few branches, each with a solitary "sunflower" about one inch in diameter. The lower leaves are about 1 to 3 inches long with a definite petiole and the triangular to roundish blade distinctly hairy, and the lobes of the disc flowers are sparsely glandular with bases which are long-hairy. Both ray and disc flowers lack a pappus.

The habitat of this plant is listed as grassy plains and foothills in the dark adobe clay. It is known only from the east side of the San Joaquin Valley from Kern County to southern Fresno County. There is no other flower in its range with which it would be easily confused.

No evidence of the pseudobahia was found on the site.

5.2 Sensitive Animals: Eight sensitive animal species were listed by the CNDDB or are known to occur in the vicinity of the project: *Cypseloides niger*, black swift; *Desmocerus californicus dimorphus*, valley elderberry longhorn beetle; *Emys*(=*Clemmys*) *marmorata*, western pond turtle; *Gymnogyps californianus*, California condor; *Lytta moesta*, moestan

blister beetle; *Lytta molesta*, molestan blister beetle; *Rana boylii*, foothill yellow-legged frog; and *Vulpes macrotis mutica*, San Joaquin kit fox.

No evidence of these eight, or any other sensitive animal species, was found on the proposed project during field reconnaissance.

5.2.1 *Cypseloides niger*, black swift, has no federal or state listing. It is a CDFG Species of Concern. This bird is a large black swift, similar to a purple martin, with a tail that is sometimes fanned and slightly forked. A touch of white can sometimes be seen on the forehead at close range. The closest reported occurrence is about three miles northeast of the project in Section 1.

No swift type birds were observed during the survey period.

5.2.2 *Desmocerus californicus dimorphus*, valley elderberry longhorn beetle (VELB), is listed as threatened by the USFWS and has no listing by the state. It occurs only in the central valley in association with Blue Elderberry bushes. The VELB is cylindrical and less than an inch long. The males have red-orange wing covers with two or four black spots and the females are black with a greenish tinge and reddish margins on the wing covers.

The nearest reported location is about five miles southwest of the project site. The presence of the VELB is most easily identified by relatively large exit holes in the larger and older elderberry stems.

No elderberry plants exist on the project site, therefore, no suitable habitat for the VELB exists on the site.

5.2.3 *Emys*(=*Clemmys*) *marmorata*, the western pond turtle, has no federal or state listing but is considered a Species of Concern by the CDFG. This small turtle inhabits permanent or nearly permanent bodies of water below 6000 ft. Location of the southwestern pond turtle is suppressed by the CDFG. Paul Pruett and Associates staff are not aware of a reported occurrences in the vicinity of the project.

Although marginal habitat exists on the project, given the intensive management of the site, and associated recreational activities, the potential for occurrence of the western pond turtle is unlikely.

5.2.4 *Gymnogyps californianus*, California condor is listed as Endangered by both federal and state agencies. This vulture is easily distinguishable by its much larger size, 8 ½ - 9 ½ foot wingspan, and extensive white on the leading edge of the wings, underneath. California condors in the wild are regularly tracked and nesting locations cataloged. The closest reported occurrence is about seven and a half miles west of the project from a 1976 observation in an area known as the Blue Ridge Condor Area.

No condors were observed during the survey period.

5.2.5 *Lytta moesta*, moestan blister beetle, has no federal or state listing. In the Family

Meloidae, blister beetles typically have soft, leathery, elongated bodies. They are common insects occurring on vegetation. The term “blister” refers to the presence of cantharidin in their bodies, a chemical capable of blistering the skin. The closest reported location is about three miles north of the project. An insect study was not conducted as a part of this survey.

5.2.6 *Lytta molsta*, molestan blister beetle, has no federal or state listing. Similar to the oestan blister beetle, these invertebrates have soft, leathery, elongated bodies. They are common insects occurring on vegetation. The term “blister” refers to the presence of cantharidin in their bodies, a chemical capable of blistering the skin. The closest reported location is about three mile north of the project. An insect study was not conducted as a part of this survey.

5.2.7 *Rana boylei*, foothill yellow-legged frog, has no federal or state listing but is considered a Species of Concern by the CDFG. This small frog, 3.8 – 8.1 cm is gray, to brownish or olive given its habitat. It lacks an eye mask and typically has a light colored band across the top of the head. It gets its name from the yellow color on the underneath and rear legs. It is a stream dwelling frog, typically active during daylight and quick to take cover or dive when threatened. The closest reported location comes from a 1970 observation, about three and half miles northeast of the project.

No yellow-legged frogs were identified during the field reconnaissance. Because no suitable habitat, in the form of streams, exists on the project, no yellow-legged frogs are expected to occur on the site.

5.2.8 *Vulpes macrotis mutica*, San Joaquin kit fox, is listed as endangered by the federal agencies and as threatened by the state. This small dog relative is known to inhabit the general area and is easily identified by its small size (cat size), bushy black tipped tail, and extremely large ears. It is a nocturnal predator and can be identified by the typical green eye shine. The closest known occurrence is immediately north at the intersection of Stockdale Highway and Renfro Road. Scat from the kit fox is typically 10-15 mm in diameter, of varying lengths, and almost always contains hair, and usually small fragments of prey bones and insect parts.

No fox or potential dens were observed on the project during field reconnaissance. No other evidence, such as track or scat, was observed during the survey period. No specific location is referenced in the CNDDB listing. Fox are known to exist in the general vicinity of the project and may forage on the site at times.

6. PROJECT POTENTIAL IMPACTS

6.1 Because no evidence of any sensitive plant species listed by state and/or federal regulatory agencies was found on the project site during field reconnaissance, no direct or indirect impacts to any sensitive plant species are expected to occur as a result of the development of this project.

6.2 Because no evidence of any sensitive animal species listed by state and/or federal regulatory agencies was found on the project site during field reconnaissance, no direct or indirect impacts to any sensitive animal species are expected to occur as a result of the development of this project.

6.3 Because no riparian or wetlands habitat exists within the proposed project boundaries, development of this project will not result in the loss of any riparian or wetlands habitat.

6.4 Because no undisturbed native habitat exists within the proposed project boundaries, no direct or indirect impacts to native habitat of the area will occur as a result of the development of this project.

7. RECOMMENDED MITIGATION MEASURES

Mitigation measures are used when it is impossible or unfeasible to avoid adverse impact to the biological resources. Mitigation measures should reduce, offset, or compensate for adverse impacts. The authors believe that the following measures will avoid, or reduce to less than significant, adverse impact to the biological resources found on the project site. These recommendations are not binding but represent the best biological judgment of the authors. The final decisions on avoidance and mitigation measures rest with the permitting and reviewing agencies: County of Tulare, California Department of Fish and Game, and the U.S. Fish and Wildlife Service.

7.1 Because some large trees suitable for raptor nesting exist on the project, it is recommended that prior to any tree removal, an inspection for potential raptor nests be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines.

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APPENDIX A. PARTICIPANTS

BIOLOGIST	EDUCATION	PROJECT RESPONSIBILITY
Allsman, Walter R.	BS, Science College of the Pacific Reg. Pharm.	Field Biologist
Cluff, Greg	BS, Botany, UNLV MS, Crop Science UN Reno PhD, NM St. University, Agronomy	Plant Taxonomy Field Biologist
Gletne, Jeff	BS, UC Berkeley Registered Professional Forester	Field Biologist
Gletne, John	Senior, Surveying/GIS CSU Fresno	Field Biologist
McFaddin, Joe	BS, Biology CSU Bakersfield	Field Biologist
Pruett, Paul E.	BA, UC Berkeley MS, NC State LLB, LaSalle Univ. CWB, TWS	Project Manager Wildlife Biologist
Pruett, Steven P.	BA, Business CSU Bakersfield MEd, University of La Verne	Field Biologist Office Manager

ATTACHMENT F



INTEROFFICE MEMORANDUM

DATE: November 28, 2007

TO: Planning Commission

FROM: Charlotte Brusuelas, Project Planner

SUBJECT: Tentative Subdivision Map No. TM 795/PSR

The above referenced project was presented at the regular Planning Commission meeting of October 24, 2007, for review and recommendation.

At that meeting, staff presented an overview of the staff report and pertinent information, and issues in regard to the proposal were discussed by your Commission. At the October 24th meeting James Winton, agent, and George Costa, applicant, spoke in favor of the project. Also, several persons spoke in opposition to the proposal stating their concerns regarding project description, lack of timely noticing, water quality and quantity, drainage, soils, lined ponds, traffic, environmental effects, block wall along Globe Drive, aesthetics and Globe Drive as a scenic road, lot size and density, fire protection, and development consistent with Springville.

Based on the comments raised at the October 24th meeting, the Commission continued the public hearing to November 28th, in order to allow staff and applicant time to clarify the aforementioned public comments and/or concerns.

STAFF'S COMMENTS:

- **Project Description** – The staff report is prepared in a format established and approved by the County. The initial "Proposal" on Page One of the staff report only summarizes what is being proposed and the report as a whole is a complete detailed description of the proposal. It was mentioned that the lakes were not included as part of the proposal; however, the lakes are not part of the proposal. The proposal is for a subdivision of the property into residential lots, which will be developed around the existing lakes.
- **Lack of Timely Noticing** – Pursuant to the Zoning Ordinance, Section 18, notices for public hearings, along with appropriate maps, are mailed to adjacent property owners within 300 feet of the subject site not less than 10 days prior to the public hearing date. The names and addresses of said property owners, for the purpose of such notices, are obtained from the latest County Assessment Roll. Additional information, i.e., copies of staff reports, may be obtained upon request by the public for any specific project set for public hearing. Some persons indicated, at the October 24th meeting that they did not receive copies of the staff report soon enough to adequately review the proposal. Continuation of the public hearing allowed additional time for review of said report by those who wish to do so.

- Water Quality and Quantity – The proposal is to utilize a common well(s) for a water system that will be regulated by the County Environmental Health Division as a Community Public Water System. This means that the applicant shall apply for a water system permit and submit all required documentation to the Environmental Health Division. As part of a community public water system, water will be continually monitored on a monthly and yearly basis. In addition, field test hole borings and field percolation tests were performed by Consolidated Testing Laboratories and submitted to and analyzed by the County Environmental Health Division.
- Drainage/Flooding – Consultation with the County Engineering/Flood/Traffic Division resulted in conditions of approval pertaining to drainage. There are three conditions of approval relative to drainage:
 1. A drainage and erosion control plan for driveways and building pads prepared by a registered civil engineer shall be submitted to and reviewed and approved by the Resource Management Agency Engineering Division prior to issuance of building permits and prior to commencement of grading or any construction. Such drainage plan shall clearly show the following information:
 - a. Existing and proposed contours for the entire project site
 - b. All off-site flows reaching and potentially impacting the project
 - c. Storm drain plans as required
 - d. Hydraulic calculations of pipe sizes, drainage channels, etc.
 2. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property. Improvement plans and hydraulic calculations detailing the design of the storm drainage improvements and site grading of the storm drainage improvements and site grading shall be submitted to and approved by the County Engineer, prior to recordation of the final map.
 3. A registered civil engineer will be required to prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, lot grading, road improvement details, storm drainage system details, sewer and water system details, street light locations, street sign locations, utility relocations and any other details relevant to constructing the improvements. The improvement plans shall be submitted to and approved by the County Engineer, prior to initiation of construction.
- Soils – A soils Investigation Report was prepared by Consolidated Testing Laboratories, Inc., dated May 30, 2007, for the proposed development resulting in a general conclusion that, *“Based on field and laboratory test data and engineering analyses, the site is suitable for the proposed construction providing our recommendations are followed. Conventional spread footings bearing in the property compacted site soil are suitable for supporting the structures. To prevent any potential lateral seepage from leach fields to the ponds, cutoff wall or clay liner may be used.”* Recommendations for detailed foundation designs were also included in the report.

- Lined Ponds – As recommended by Consolidated Testing Laboratories and the County Environmental Health Division, it is proposed that the lakes (ponds) will be lined to prevent lateral seepage from leach systems into the lake water. The three proposed options for the lining are:

1. PVC lined cutoff wall
2. Bentonite/soil cutoff wall
3. Natural clay barrier constructed on pad fill slope

Options 1 and 2 have been determined to be the most effective methods of preventing lateral seepage and all three options have been cleared by geotechnical engineering.

- Traffic – The Tulare County Association of Governments (TCAG) recommends that a Traffic Impact Study (TIS) be prepared for any land development project that is expected to generate 100 or more peak hour trips, or when a project might impact an already congested or high-accident location, or when specific site access and safety issues are of concern, this as per the 1998 Traffic Impact Study Guidelines (TISG) prepared by TCAG. Table I of the 1998 TISG assigns 1 peak hour trip for a single family detached housing unit. According to this analysis, since this project proposes 25 residences, this will generate 25 peak hour trips for the proposed residences, which is well under the 100 or more peak hour trips that would require preparation of a Traffic Impact Study. Therefore, no traffic impact study was prepared for this project. In addition, traffic along Globe Drive is currently free flowing, of low volumes and densities; drivers can maintain the posted speed with little or no delay and are generally unaffected by other vehicles. These qualitative conditions meet the ideal, uninterrupted service level for roadway capacity called “Level of Service A,” as defined in Highway Capacity Manual, Third Edition, of the Transportation Research Board, Washington, D.C., Updated 1994.

The pavement width along Globe Drive is designated as 24 feet wide. According to County Engineers, the 24 feet is an average and as with all County rural roads, the pavement width fluctuates in width. The pavement width at the intersection of Globe Drive and Pleasant Oaks Drive is 23.5 feet. The pavement width at the emergency entrance (northeast corner of the site) is 20 feet wide and the pavement width midway at the proposed entrance to the site is 18.5 feet.

In addition, staff forwarded to Caltrans a copy of the proposed map and staff report. Caltrans responded with “no comment,” indicating they had no additional requirements for the proposal, that the state highway and connecting roads have the capacity to handle the proposed subdivision, and that no traffic impact study or mitigation measures in regard to the State Highway are required.

- Environmental Effects – The policies of the FGMP require that biological surveys be conducted if there is the possibility of impacts to wildlife and/or their habitat. If rare, endangered, threatened, or species of concern and/or their habitat are encountered, staff incorporates mitigation measures into the analysis, which are then incorporated into the project. In this particular case, based on the requirement of CEQA guidelines and concerns of the Department of Fish and Game in their letter of correspondence dated March 28, 2007, a Biological Assessment of Vegetation and Wildlife was prepared by Paul Pruett & Associates, dated June 3, 2007, for the 27-acre subject site. The biological assessment was performed by a group of professional biologists and

surveyors (field biologists, plant taxonomists, wildlife biologists and surveyors). The assessment resulted in the following:

- a. "Because no evidence of any sensitive plant species listed by state and/or federal regulatory agencies was found on the project site during field reconnaissance, no direct or indirect impacts to any sensitive plant species are expected to occur as a result of the development of this project."
- b. "Because no evidence of any sensitive animal species listed by state and/or federal regulatory agencies was found on the project site during field reconnaissance, no direct or indirect impacts to any sensitive animal species are expected to occur as a result of the development of this project."
- c. "Because no riparian or wetlands habitat exists within the proposed project boundaries, development of this project will not result in the loss of any riparian or wetlands habitat."
- d. "Because no undisturbed native habitat exists within the proposed project boundaries, no direct or indirect impacts to native habitat of the area will occur as a result of the development of this project."

Since some trees suitable for raptor nests exist on the project site, the following condition of approval, as recommended by Paul Pruett & Associates, has been incorporated as a requirement for approval of the project:

"Prior to any tree removal, an inspection for potential raptor nests shall be conducted by a qualified biologist. Any potential raptor nests identified during the survey shall be monitored for activity according to applicable CDFG, USFWS, and Migratory Bird Treaty Act regulations and guidelines."

- The Block Wall – The original site plan included the development of a block wall along Globe Drive. The applicant has indicated a revision to that plan in that no wall will be developed. Natural landscaping will be utilized.
- Aesthetics and Globe Drive as a Scenic Road – Globe Drive is designated as a Scenic Road. The Policy of the FGMP that pertains to scenic roads indicates that the County shall "Insure that the visual qualities of State Highways 190 and 198 and scenic County roads are maintained and protected against obtrusive development improvements. The proposal is designed such that no lots front directly onto Globe Drive; however, the FGMP Development Standards requires a setback of 100 ft. from the centerline of scenic roads. New development on the subject site will be required to meet this requirement.
- Lot Size/Density – The minimum lot area requirement of the PD-F-M Zone is not specified but is controlled by the requirements of the Subdivision Ordinance and constraints on residential density imposed by the Development Standards of the Foothill Growth Management Plan. Depending on individual project characteristics, the effective minimum lot area could range from 6,000 square feet to 10 acres. In this case, since a community

water system and individual sewage disposal systems are proposed, the minimum lot area requirement is 12,500 square feet. The proposed lots range in size from 18,744 sq. ft. (.43 acres) to 31,257 sq. ft. (.71 acres). The average lot size is 22,850 sq. ft. or .52 acres and the overall density .9 units per acre. The proposal meets the requirements of the FGMP in regard to lot size and is consistent with zoning, with conditions of approval.

- Fire Protection (including water quantity) – The policies of the FGMP require development standards be incorporated as conditions of approval into any project, including but not limited to, fire hydrant systems, water storage tanks, clearance areas around structures, building materials, and other means which can reduce fire impacts to a less than significant level. Also, the State Responsibility Area (SRA) Fire Safe Regulations have been adopted which incorporate these standards as ordinance requirements applicable at the building permit level further reducing the potential for impacts. In addition, the subject site is located within five miles of a County fire station and further evaluation of fire protection for the site will be reviewed at building permit stage.
- Development Consistent with Springville – The subject site is located within the Foothill Growth Management Plan area; within the Tule River Development Corridor. The Development Corridors of the FGMP are designated areas suitable for land uses of a rural or urban nature. The proposed development is consistent with the FGMP policies, with conditions of approval to meet required development standards.

ATTACHMENT G



INTEROFFICE MEMORANDUM

DATE: December 12, 2007

TO: Planning Commission

FROM: Charlotte Brusuelas, Project Planner

SUBJECT: Tentative Subdivision Map No. TM 795/PSR for George Costa

The above referenced project was presented at the regular Planning Commission meeting of October 24, 2007 and November 28, 2007.

At the October 24, 2007 meeting, staff presented an overview of the staff report and issues in regard to the proposal were discussed by your Commission. James Winton, agent, and George Costa, applicant, spoke in favor of the project and several persons spoke in opposition to the proposal stating their concerns regarding lack of complete project description, lack of timely noticing, water quality and quantity, drainage, soils, lining for the ponds, traffic, environmental effects, block wall along Globe Drive, aesthetics and Globe Drive as a scenic road, lot size and density, fire protection, and development consistent with Springville.

Based on the comments raised at the October 24th meeting, the Commission continued the public hearing to November 28th, in order to allow staff and applicant time to clarify and address the aforementioned public comments and/or concerns. The public comment period remained open.

At the November 28th public hearing, staff again presented an overview of the previous meeting and addressed the issues and/or concerns as stated at the October 24th meeting (refer to Interoffice Memorandum to Planning Commission dated November 28, 2007). In addition, staff presented additional information i.e., response from Caltrans indicating that the proposed subdivision would not impact State Route 190 and detailed descriptions of the three options for lining the ponds. Also, additional comments were made by the public in opposition to the proposal, basically reiterating public comments made at the October 24th meeting.

The public hearing was closed and discussion by the Planning Commission ensued resulting in the following concerns and/or issues:

- Would like to see a package sewer system as opposed to individual septic tank-leach line systems
- Larger lot design
- Relocation of the main entrance further north
- Inadequacy of the environmental document

It was the consensus of the Commission that the meeting be continued to December 12, 2007, at which time staff would present options (Draft Resolutions) for rejection of the environmental document or denial of the project based on the inadequacy of the environmental document (Negative Declaration) prepared for the project.

ATTACHMENT H

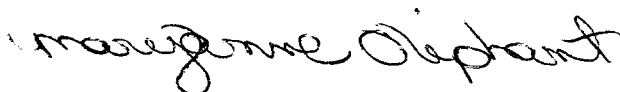
August 9, 2006

**George Finney Planning Director
Resources Management Agency
Government Plaza
5961 S. Mooney Blvd.
Visalia, Ca. 93227**

Dear Mr. Finney,

Information regarding developing Costa Twin Lakes is circulating in Springville. It has been suggested that one or several of the lakes may be modified or filled. All pertinent information is requested about this potential project as I live inside of 100 yards of Costa Twin Lakes. One would expect procedures outlined by the California Environmental Quality Act (CEQA) are being strictly followed if this is, in fact, a consideration about Costa Twin Lakes. Disclosing all significant effects in an Environmental Impact Report (EIR) is expected and mandated by law, for reduction or avoidance of significant effects, by requiring the adoption of feasible alternatives or mitigation. We support and encourage full adherence to the law. Please inform me of the status of this possible matter at your earliest convenience or forward this letter to the proper individual.

Your cooperation is greatly appreciated.



**Maryanne Oliphant
33216 Globe Drive
Springville, Ca. 93265
(559) 539-3913 Home
(559) 302-1002 Work**

**RECEIVED
TULARE COUNTY**

AUG 10 2006

**RESOURCE
MANAGEMENT
AGENCY**

OCTOBER 4, 2006

RECEIVED
TULARE COUNTY

OCT 05 2006

RESOURCE
MANAGEMENT
AGENCY

EDGAR B. LOPEZ
ERLINDA D. LOPEZ
33140 GLOBE DRIVE
SPRINGVILLE, CA 93265-9724

MR. GEORGE FINNEY, PLANNING DIRECTOR
RESOURCES MANAGEMENT AGENCY
GOVERNMENT PLAZA
5961 SOUTH MOONEY BLVD.
VISALIA, CA 93227

DEAR MR. FINNEY:

WE WOULD APPRECIATE HAVING OUR NAMES INCLUDED ON A MAILING LIST FOR AN "ENVIRONMENTAL IMPACT REPORT" REGARDING THE DEVELOPMENT OF LAND AND RESORT AREAS ON GLOBE DRIVE IN SPRINGVILLE, CA 93265, SPECIFICALLY THE PROPOSED SUBDIVISION/DEVELOPMENT OF "COSTA TWIN LAKES R.V. PARK".

RECENTLY WE WITNESSED SEVERAL SURVEYORS MARKING AND DESIGNATING PROPERTY LINES, INCLUDING STREET MARKINGS IN FRONT OF OUR HOME WHICH IS SITUATED ACROSS THE STREET FROM "COSTA TWIN LAKES". ANY DENSE-HOUSING DEVELOPMENT OF THIS RESORT AREA WOULD HAVE A DETRIMENTAL IMPACT ON THE RESIDENTS AND WILDLIFE IN THIS AREA, ESPECIALLY ON GLOBE DRIVE.

WE THANK YOU IN ADVANCE FOR RECEIPT OF ANY MATERIAL PERTAINING TO THIS PROPOSED DEVELOPMENT, OR FOR FORWARDING THIS LETTER TO THE RESPECTIVE AGENCY.

SINCERELY,



EDGAR B. LOPEZ



ERLINDA D. LOPEZ

October 9, 2007

Tulare County Resource Management Agency
Planning Branch

Regarding Applicant: George Costa
33221 Globe Drive
Springville, Ca 93265

This letter is in support of the Sierra Club's Challenge to Sprawl Campaign working to fight poorly planned runaway development promoting smart growth communities that increase transportation choices, reduce air and water pollution, and protect our natural places.

The Sierra Club supports quality investment in areas that already have a history of development to enhance communities and the environment. Costa Twin Lake's current development plans are diametrically opposed to the history and enhancement of Springville. Current plans reduce the scenic beauty of Springville by mimicking dense, tract home developments in larger urban cities such as Visalia. Property values will be reduced as well with historic land usage for domestic and natural wildlife compromised by housing congestion. Simply put, Costa View Lakes should develop in a fashion consistent with Springville.

Costa View Lake's development project should be the product of meaningful input by local citizens and reflect a broad set of local values so readily apparent in this area today. Please listen to the concerns of the local citizens and apply common sense to this potential project.

Thanking you in advance.

Maryanne Oliphant

I am writing this letter to express my concerns about this proposed subdivision for George & Natalie Costa. I reside at 33051 Globe Dr. in Springville. Having lived here for five years I am well acquainted with certain problems that exist on Globe Dr. Globe Dr. is a narrow rural road. Many of the residents have livestock and trailers. It is very quiet and natural. Globe Dr. used to be known for a fantastic place to take long walks. We have many migratory birds that make their homes here as well, especially at the proposed area of the Costa's subdivision. I fear that disrupting this existing ecosystem will be extremely detrimental for all of Globe Dr.'s residents, both people & animals. When we applied for approval to build on our home site we encountered objections from a neighbor based on the location of our driveway. A safe viewing of approaching traffic was the issue because Globe Dr. was not flat. **An issue that was not addressed was the amount of traffic and, the speed of traffic on this street.** In hind sight, had we known of this problem we definitely would have reconsidered moving the entrance. My mail box is located across the street where the postman required it. I can't even check my mail without risking my life because the cars go so fast. Last month I tried crossing the street with my mule for a riding lesson at my neighbors and almost got hit by a car. Please seriously consider the safety factor for all of us who live on Globe Dr. I don't want 30 to 60 more speeding cars flying past us. Please **do not approve this** without a **traffic safety** & environmental impact study. I will personally challenge anyone who says this won't negatively impact our area.

Marjorie DiCarlo

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TULARE COUNTY

OCT 10 2007

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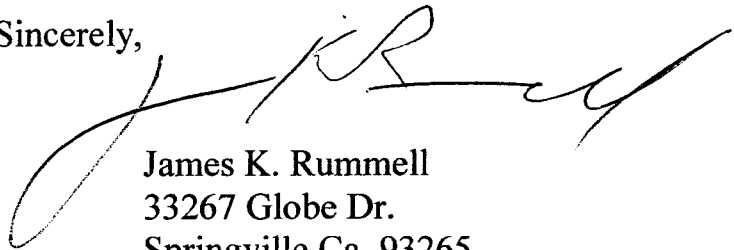
Tulare County Planning Commission
5961 South Mooney Blvd
Visalia Ca. 93277-9394

To whom it may concern,

This is a letter regarding the project description TM795/PSR-George Costa/
Cyrrus Development Co.LLC.

My biggest concern about this project is the road access. This proposed development will dump up to 60 cars a day onto Globe Drive. Globe Dr is currently not up to state/county road width of 24 feet across. I have personally measured this road width in several places. The widest spots are 20 feet across and the narrowest spots are as little as 17 feet of pavement in width. In several spots the road is bordered by cut bank which leaves no room to "get off the road" when walking. My child and other children walk to and from the school bus stop. This is already a narrow and dicey road at best and definitely needs improvement even with out this new development. I can not imagine that you would allow this development with out requiring that the road be brought up to at least minimum standard.

Sincerely,



James K. Rummell
33267 Globe Dr.
Springville Ca. 93265

559-539-2899
661-304-7872

10-11-07
- 11:30 - Spoke w/ Mr. Rummell by telephone.
- "Not opposing project," just concerned
with regard to the above issues.

From: margie di carlo <margie3640@hotmail.com>
To: <cbrusuel@co.tulare.ca.us>, Maryanne Oliphant <moliphant@westernmilling....>
Date: 10/18/2007 8:30 AM
Subject: Regarding TM795

I am writing this letter to express my concerns about this proposed subdivision for George & Natalie Costa. I reside at 33051 Globe Dr. in Springville. Having lived here for five years I am well acquainted with certain problems that exist on Globe Dr. Globe Dr. is a narrow rural road. Many of the residents have livestock and trailers. It is very quiet and natural. Globe Dr. used to be known for a fantastic place to take long walks. We have many migratory birds that make their homes here as well, especially at the proposed area of the Costa's subdivision. I fear that disrupting this existing ecosystem will be extremely detrimental for all of Globe Dr.'s residents, both people & animals. When we applied for approval to build on our home site we encountered objections from a neighbor based on the location of our driveway. A safe viewing of approaching traffic was the issue because Globe Dr. was not flat. An issue that was not addressed was the amount of traffic and, the speed of traffic on this street. In hind sight, had we known of this problem we definitely would have reconsidered moving the entrance. My mail box is located across the street where the postman required it. I can't even check my mail without risking my life because the cars go so fast. Last month I tried crossing the street with my mule for a riding lesson at my neighbors and almost got hit by a car. Please seriously consider the safety factor for all of us who live on Globe Dr. I don't want 30 to 60 more speeding cars flying past us. Please do not approve this without a traffic safety & environmental impact study. I will personally challenge anyone who says this won't negatively impact our area.

Marjorie Di Carlo

Peek-a-boo FREE Tricks & Treats for You!
http://www.reallivemoms.com?ocid=TXT_TAGHM&loc=us

RECEIVED
TULARE COUNTY

OCT 22 2007

RESOURCE
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AGENCY

October 19, 2007

Tulare County Resource Management Agency
Planning Branch
5961 S. Mooney Blvd.
Visalia, CA 93277-9394

To Whom It May Concern:

This letter is in regards to project TM795/PSR (George Costa/Cyrrus Development Co.).

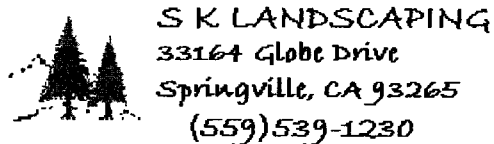
I foresee a great deal of problems and issues created with the proposed dense development of the above named property.

- 1 – Increased traffic flow on a designated Scenic Route, impairing existing housing traffic and the pathways of wildlife.
- 2 – Reduction of currently stressed water tables. Current water system (Triple R water company) already in water shortages; surrounding existing private wells will be compromised.
- 3 – New sewage systems (25 total) in a dense and marshy area may cause leakage into existing wells, water tables and the long established Graham-Osborn ditch.
- 4 – Esthetic changes to a historic and scenic corridor in the southern Sierra foothills.
- 5 – Cumulative effect in regards to local schools and outlying roads.

Respectfully submitted,



Ann Garner
33597 Globe Dr.
Springville, CA 93265
(559) 539-2959



October 23, 2007

Subject: George Costa/Cyrrus Development Co.

Dear Tulare County Planning Commission:

Please consider my comments regarding the negative declaration on the above case. My credentials are as follows:

B. S. Horticulture, minor Chemistry, CSU Fresno
30 graduate units Soil Chemistry and Soil Physics, CSU Fresno
Licensed Landscape Contractor, 31 years experience
Certified Irrigation Auditor, Irrigation Association
Licensed Pest Control Advisor, CDPR, all categories
Licensed Pest Control Applicator, CDPR

My view of the proposed development is that it is a good concept except for some major environmental considerations, that could be addressed by a reduction of housing density. The current neighborhood consists of 1 to 5 acre parcels. The ground water and septic tank load for this density seems to work well with our existing hydrology and ground water. The proposal for lots of an average of .52 acres will strain the water supply and the ground's ability to take waste water.

In my landscaping business, I have worked with numerous owners in Triple R, Montgomery Ranch, River Island East, River Island and the Globe Drive areas on installing and servicing irrigation systems. The common trend seems to be that there is barely enough water at the existing development level. There is water rationing and limits on water use. Proposing to service 25 homes on a 68 gallon per minute (GPM) well will not work; a more reasonable number would be 250 GPM. Also for fire protection, a 200 GPM source is required.

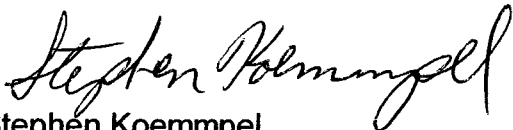
Our own well and several wells in the area are high in nitrates. Nitrates in the ground water may be increased by insufficient waste water treatment, or too high a density of septic tanks. High nitrates are a health hazard. They are costly to remove. We installed a filtration system that cost \$3000 for the parts, and I

installed it myself. Also, the required reverse osmosis unit is costly to maintain. Ours requires service at 6-month intervals.

When you consider that when Mike Laughlin proposed to this same board (different people) to divide my 3-acre lot (prior to my owning it) into two 1 ½ acre lots and was denied, it seems unreasonable that you would approve .52 acre lots less than ½ mile away.

The current use of Costa's Ponds is the equivalent of a hydrologic ground water recharge basin. They take water from two ditch water sources, and fill numerous ponds. This water then soaks into the ground and recharges the aquifer for all the downstream wells. A similar facility is employed by the City of Fresno known as "Leaky Acres". If some of the ponds were drained, houses were built, and the remaining ponds were lined (as indicated by the proposal), this would cease to be a recharge basin. It may have adverse consequences to those wells, ponds and streams downstream in the watershed. I think a hydrologist should be consulted, because others have grown to depend on their wells. A similar situation occurred when the all American canal was lined. The Mexican farmers who depended on the ground water seepage were cut off.

Sincerely,

A handwritten signature in black ink that reads "Stephen Koemmpel". The signature is written in a cursive, flowing style.

Stephen Koemmpel,
Owner



Nitrogen in the Environment: Nitrate Poisoning

Scott C. Killpack and Daryl Buchholz
Department of Agronomy

Nitrate (NO_3^-) is a naturally occurring form of nitrogen found in soils. Nitrates result from the biological decay of plants, animals and organic matter. Nitrates in the soil can also result from nitrogen fertilizers and animal manure. Some nitrates in the soil come from the atmosphere through rain or snow. Nitrates are essential to plants for proper growth and development.

Nitrates are not held by soil particles and are easily moved by water. If soil and/or bedrock conditions allow, nitrates can be moved into groundwater. As a result, nitrates can sometimes be found in water at concentrations that can pose serious problems.



How does nitrate poisoning happen?



The greatest danger is for babies less than one year old. Small babies have a bacteria in their digestive tract that converts nitrate into nitrite, which is toxic. Nitrite reacts with a substance in the blood called hemoglobin. Hemoglobin is part of the red blood cell that transports oxygen to all parts of the body.

When nitrites are present, hemoglobin will preferentially combine with nitrite instead of oxygen. The new substance formed is called methemoglobin and does not carry oxygen. As the amount of methemoglobin increases, the amount of oxygen in the blood decreases, eventually causing internal suffocation.

The most common symptom of nitrate poisoning is a bluish color to the skin, particularly around the eyes and mouth. The blood will also turn a chocolate-brown color, which reflects the lack of oxygen.

After six months to one year, the digestive system no longer contains the nitrate-converting bacteria. In older children and adults, nitrate is not changed to the toxic nitrite. It is absorbed and excreted by the body.

People are also exposed to nitrates in their diets. The average dietary intake of nitrate is 75 to 100 milligrams per day. Nitrate is mainly taken in through vegetables because it is a natural substance found in plants. Some common vegetables with high nitrate content include beets, celery, lettuce and spinach.

Nitrate water standards

Nitrates become a concern when they exceed the maximum safe standards established by public health agencies for safe drinking water by humans. The maximum standard for nitrate, when it is reported as **nitrate-nitrogen**, represents the proportion of nitrogen in the nitrate molecule and is set at 10 ppm. These two values are equivalent. They do not reflect more, or less, nitrate in water, but simply a difference in how nitrate is reported. Therefore, when interpreting a water analysis for nitrate, you must determine how the nitrate concentration is being reported so that the correct health standard can be applied.

Table 1
Maximum safe levels for nitrate in drinking water

Reported as	Maximum value in parts per million ¹
Nitrate-Nitrogen	10

Oct 24, 2007 • 9am Planning Commission Meeting

We the under signed wish to express our concern and opposition to the proposed tentative subdivision map No. TM 795/PSR of assessors parcel #'s 284610008, 284610009. Commonly known as 33221 Globe Drive Springville, Ca. Also known as Costa's Lakes.

Some of our concerns and objections are but, not limited to:

Water quantity. The added strain of twenty five additional single family residents on an already strained water supply due to drought and existing development.

Water quality. The addition of twenty five additional septic systems and their effect on ground water.

Safety. The addition of the 239 vehicle trips per day, as quoted in the application, on a small county road like Globe Dr. would create a potential hazard to existing traffic, animal life, children, and residents in general.

Conformity to the area. The property sizes on Globe Dr. are a minimum of one acre and many are much larger. The proposed lots of .43 acres to .71 acre with an average lot size of .43 acre dose not conform with the residents in the area.

Name	Address	Phone
Jan Jackson	16440 Palomino Dr. Springville	(559)- 539-3287
Adam Jackson	16440 Palomino Drive Springville	559- 539-3287
Tracy Cathy	16472 Quail Ct. Springville	539-2575
John Cathy	16472 Quail Ct. Springville	539-2575
Charlie Cathy	16472 Quail Ct. Springville	539-2575
Chase Cathy	16472 Quail Springville	539-2575
Nikki Chavez	33195 Globe Dr.	539-B19
Cyana Chavez	33195 Globe Dr	539-1314
Ken D. Kelley	2345 N. Plano	781-5165
Jellen King	35231 Tule River Dr	539-2072
Joel King	16715 Mustang dr.	539-2507

Oct 24, 2007 - 9am Planning Commission Meeting

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Name	Address	Phone
<u>Michele Patrick</u>	<u>34615 La Paloma Dr</u>	<u>539-1810</u>
<u>Janelle L. Stark</u>	<u>35690 Hwy 190 Sp</u>	<u>539-2762</u>
<u>GORDON W. STARK</u>	<u>35690 HWY 190 SP. 93965</u>	<u>539-2762</u>
<u>ANGELA HUNT</u>	<u>PO BOX 165</u>	<u>539-7201</u>
<u>Sean Hunt</u>	<u>PO BOX 165</u>	<u>539-7201</u>
<u>Christine Snyder</u>	<u>31062 Angulo Pk</u>	<u>359-9110</u>
<u>Lauren Minter</u>	<u>33230 La Colina Dr.</u>	<u>539-1520</u>
<u>Daniel Minter</u>	<u>33230 La Colina Dr.</u>	<u>539-1520</u>
<u>Matlyn Morris</u>	<u>31622 AVE. 176</u>	<u>539-6719</u>
<u>Laura Koemmpel</u>	<u>33164 Globe Dr.</u>	<u>539-7217</u>
<u>Katie Smithy</u>	<u>33306 Globe Dr.</u>	<u>539-5717</u>

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Name	Address	Phone
Annette L. Dickinson	32959 Hwy 190	539-2475
Arturo Martinez	32997 Hwy 190	539-2070
Elvina May	32997 Hwy 190	539-2070
Brian McNamara	32953 Globe Dr.	539-3462
Anthony L. ...	32977 Globe Dr.	539-2145
M. A. Hewine	32986 Globe Dr.	789-3532
Don R. ...	33120 Globe Dr.	539-3330
Jan M. Kufner	3312 Globe Drive	539-3330
Dianne H. Johnson	33158 Globe Dr.	539-2761
Gerald H. Johnson	33158 Globe Dr.	539-2761
Stephen Kimmelp	33164 Globe Dr.	

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Name	Address	Phone
<u>Robert Thompson</u>	<u>33116 S Globe Dr Springville</u>	<u>539-1830</u>
<u>Shirley Carter</u>	<u>33186 Globe Drive Springville</u>	<u>539-3629</u>
<u>John M Chavez</u>	<u>33195 Globe Drive</u>	<u>539-1314</u>
<u>Michael Chavez</u>	<u>33195 Globe DR</u>	<u>539-1314</u>
<u>Walter Gann</u>	<u>33234 Globe DR</u>	<u>539-2730</u>
<u>Vya Jr</u>	<u>33234 Globe Dr</u>	<u>539-2730</u>
<u>Bill Moulden</u>	<u>33147 Globe Dr.</u>	<u>539-2226</u>
<u>Chette Fisher</u>	<u>33147 Globe Dr.</u>	<u>539-2226</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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Name	Address	Phone
Edward Mountain	34780 Bogart Dr.	539-2548
Melissa J. Chee	Springville 15885 Campbell Creek Blvd	539-2411
Sandy Oatis	33230 Success Valley Porterville CA 93265	784-4912
Kippie Start	35690 Hwy 190 Springville Ca 93265	539-3167
Austin Jones	36495 Wild Turkey Way	539-3163
Christy Garcia	PO Box 271	539-0914
Mike Spruance	PO Box 195	539-0210
Virginia Shour	P.O. Box 792, Springville	539-2458
B.J. Hays	509 N Palm	784-3569
Cheryl M. Hays	33230 La Colina Dr Springville, CA 93265	539-1520
Mary Munter	33230 La Colina Dr	539-1520

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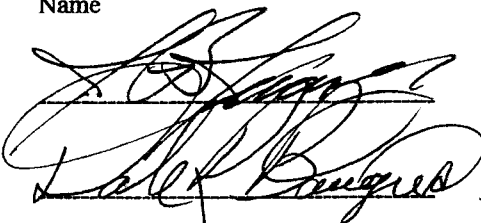

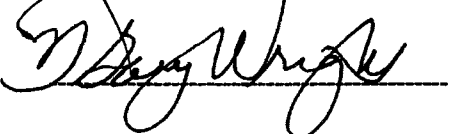
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Name	Address	Phone
	16301 Mustang Dr	539-2043
Larry Brunker	32289 Ave 176	539-2940
Cindy Resendez	32289 Ave 176	539-2940
Christine Baker	35783 Hwy 190 Apt 9	539-2402
Kenn Taylor	35376 Tennis	539-2881
Lorenzo Valade	352 BOGART	361-3455
David Baker	35783 Hwy 190	719-8695
Nick Surran	1240 Hwy 190	502-2359
Susan Brink	PO Box 297 - Springville	539-3170
	34900 BOGART DR. SPVUE	539-2353
	1412 3rd LaVerne	909-224-2265

Oct 24, 2007 - 9am Planning Commission Meeting

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Name	Address	Phone
Jenna Lowrum	16420 Palomino Dr	539-2117
Eyue Lowrum	16420 Palomino Dr	539-2117
Gerardo D'Amore	16452 Palomino Dr	539-2168
Bill Norton	33285 Globe Dr	539-2014
Jean Emrich	33252 Globe Dr	539-2478
Margarette Oupant	33216 Globe Dr	539-3913

I am a property owner and resident of Globe Drive adjacent to the proposed subdivision TM 795/PSR. I would like to express my concerns and questions regarding the Environmental Assessment Initial Study/Staff Report regarding this project.

#1

On page one I-6 states in part:

Applicant's Proposal:

"Divide 27.72 acres into 25 residential lots ranging in size from 18,744 sq. ft. to 31,257 sq. ft. The average lot size is 22,850 sq. ft."

On page ten III-1 states in part:

Environmental Setting:

Topographical Features:

"The project site has an overall gentle south-facing slope ranging from 1% to 7%. Ponds cover approximately 80% of the subject site."

The tentative subdivision map indicates the site will go from five ponds to two with a substantial reduction in size of the remaining two. Many of the proposed lots will be on areas that presently are substantially or totally under water. The report does not address the environmental or ecological effects of these large changes.

Regarding the ponds in the Department of Fish and Game's letter of March 28, 2007 they recommended a set back of at least 100 feet from stream and lake shores. This is to mitigate the effect of structure and road run off, toxic run off from household chemicals and septic systems and the impairment of wildlife movement along lake corridors. The "Recommended Findings in Support of Approval" states only a 50-foot set back with out comment as to why they disregarded the Department of Fish and Games recommendation.

The Department of Fish and Game also stated the "preparation of an Environmental Impact Report would be appropriate for this Project". Why was this recommendation disregarded?

#2

On page two III-2a paragraph two states in part:

"The minimum lot area requirement of the PD-F-M Zone is not specified but is controlled by the requirements of the Subdivision Ordinance and constraints on residential density imposed by the Development Standards of the Foothill Growth Management Plan."

On page seven the report quotes the FGMP under New Developments point 5 continued on page 8.

Lizelle Tanssen

"To the greatest extent possible, new residential development should be compatible with existing residential development patterns".

All residential properties on Globe Drive are a minimum of 1 acre with the majority being in the 2.5 to 5 acre range. The proposed .43 to .71 acre residential sites would not be compatible or conform to the area. The approval of these smaller lot sizes would set a dangerous precedence for future development density.

#3

Page twelve 4 under "Biotic Conditions" quotes conclusions and findings of a Biological Assessment of Vegetation and Wildlife prepared by Paul Pruet & Associates dated June 3, 2007. Point three states:

"No riparian habitat exists on the project site. No wetlands habitat exists on the project site. Some trees suitable for raptor nests exist on the project site. No wildlife nursery sites were identified on the project site. No wildlife migration corridors were identified on the project site."

Anyone who has been in the area of Costa's Lakes has seen multiple species of ducks that regularly nest, hatch and raise their young on these lakes. We also observe that every year there are migrating geese that make their home and nest on the site. My point here is if the Biological Assessment of Vegetation and Wildlife can be so blatantly incorrect on this point how can we be confident that any of their other findings are accurate?

#3A

Point number four of that same section states:

"We conclude that development of this site will not result in the loss of any undisturbed native habitat, any riparian habitat, or any wetlands habitat."

There may not be a wetlands habitat on the site, however the spillway at the northern boundary of the site drains into the adjacent property's pond then to an area that is a registered wetland habitat. The report by Consolidated Testing Laboratories Inc dated May 30, 2007 recommends the ponds on site be lined. I have to assume this is to protect them from the effects of 25 septic systems in their immediate vicinity. The report does not address the cumulative or immediate effects on the down stream wetland or the hazard to the down stream wetland should the ponds lining fail.

#4

Page twelve: 5 Water Table.

This section mentions a well proposed to produce 68gpm and a vague reference to additional wells available. According to the Tentative Subdivision Map the only wells indicated are on adjacent properties. Water quality and quantity is a constant concern in the San Joaquin Valley region and the Springville area in particular. The report does not address the water issues of the immediate surrounding area. The subdivisions of Montgomery Ranch, River Island East, and River Island Estates are on water rationing at

Walter Jensen

this time. These same areas have had problems with certain minerals and/or chemical content in their water.

#5

Page thirteen IV-2 Vehicular Access, states in part:

"The site has direct access to Globe Drive, a 40-foot wide County maintained right-of-way, with 24-foot wide pavement, and an ultimate right-of-way of 60 feet."

By actual measurements the pavement width of Globe Drive from the Tule River bridge to the site, and continuing east, is only 19 feet. The safety of Globe Drive has been in question at existing traffic levels. Again I have to question the data used to support the findings that an additional 250 vehicle trips per day (as quoted in the report on page 21) would not cause a significant safety hazard.

For the above reasons myself, and all of my immediate neighbors would request that this project not be approved as submitted.

Thank you for your consideration in this matter.

Wally Jensen



JAMIS BICYCLES

10591 Bechler River Ave
Fountain Valley, CA 92708
Phone (714) 593-9580
Fax (714) 593-9524

FAX COVER

To: DR. Andrea Espinosa
From: Wally Jensen
10/23/2007

4 pages including cover.

Following is an outline that I would like to see read into the record at tomorrow's planning commission meeting.

If you have any questions or comments please give me a call. Before 5:30 you can reach me at (866)400-9625 after that call my cell @ 361-6415.

Thanks and good luck tomorrow.

Andrea Espinosa, M.D.

198 W. Cherry Ave Ste. B

Porterville, Ca. 93257

Phone # 559-784-2437

October 24, 2007

Planning Commission

Tulare County Resource Management Agency

5961 S. Mooney Blvd.

Visalia, Ca 93277

I am writing to request continuance of public hearing and postponement of your decision pending closer review of the proposed development of Costa Lakes TM 795/PSR to dividing 27.72 acres into 25 residential lots.

While I have many concerns about the project I will focus on the following:

1. Water quantity and quality and its potential cumulative effect on the surrounding home owners.
2. Storm water run off
3. Traffic control
4. Habitats effects
5. Adherence to Globe Drive as a "Scenic Route"

Please be aware that we (Virginia and Wally Jensen, Marianne Oliphant, and I) were not given a copy of the complete public disclosure of information until Monday 10/22/2007 . Ms. Oliphant personally picked them up, and distributed them in the P.M. This was in spite of multiple requests by Ms. Oliphant one day after letter of meeting was received by mail, approximately 25 days prior to the commission meeting, and my persistent, multiple requests since October 15, 2007, for which I have documentation, that the office was aware of my phone number and fax to respond to me in a timely fashion.

The consequence of this is we have not been given adequate time to complete our assessment and review of the additional information and documentation given. So my concerns are based on the limited 32 pages of the document labeled

“Environmental Assessment Initial Study/Staff Report..”

Concerns based on incomplete disclosure:

1. PROJECT DESCRIPTION:

Project description is defective. Existence of lakes is not addressed as a primary aspect of the project. The number of lakes is not specified: specific lakes sizes and present and future status is not addressed.

Currently there are 5 lakes, only 2 lakes referenced. What is the cumulative effect on removal of 3 lakes on water management with respect to water quality, quantity, and runoff. The acreage division is unclear. Apparently, 27 acre project area means each lot must include pond water. But who knows?

WATER FOR FIREFIGHTING:

On page 3-6 of Site Plan Review - There is no evidence that findings were properly investigated to ensure community water will provide adequate fire hydrant supply, adequate water supply via “Community Public Water System” How will this happen?

When large communities are having water supply issues it seems prudent to investigate this in advance prior to approval of this project because of the unique problems Springville is currently having with water quantity. And as a physician I am particularly concerned with water quality as a Public Health issue.

I would want water Quantity/Quality evaluated before any project is approved. The project demands may not be feasible.

3. STORM WATER RUN OFF:

On Page 14 # 2 Project Description, “Storm drainage run off will generally be directed from the outside boundary of property to community lake(s).”

Question: Which community lake? To build “Phase 1” it appears in order for Lots 1-10 a large portion of large lakes needs to be drained, also the streets currently have no drainage reserve. So far, I see no evidence the lake will be able to carry run off. What is the proposed capacity of the lakes? Where does the storm water go when the ponds are full?

4. SERVICES:

Page 14 "The project will require the extension of all services typically associated with a residential subdivision". I hope so, but what exactly are they? Can it be done? Again, what is the cumulative effect on the community of these services being extended to 25 addition families?

5. WATER QUANTITY:

Page 12 "As with most foothills locations... Additional on-site wells are available indicate ample water availability." To say this will be adequate, analyses of these, prior to the project, would be important, especially since current subdivisions are having difficulty with availability of water. It makes sense to evaluate the cumulative effect on the neighborhood and the law requires it.

6. WATER QUALITY:

As a physician, this is particularly concerning to me, as there springville patients concerned with their water containing high nitrates and high cost of locating safe water. No evidence of water quality analysis has been done. The cumulative effect on off- site water quality for the community also needs to be analyzed. Adjacent neighborhoods are having difficulties with water quantity and quality, and such analysis is required by law.

7. TRAFFIC:

Where is the analysis of the effect on Globe Dr? What about the effect on Hwy 190 at specific times of the day when the intersection of Globe/190 is at service level 4 at peak hours. What is the cumulative effect on peak and average traffic flow and on the relevant road network.

8. HABITATS:

The biological assessment as summarized in the Neg Dec does not recognize pond's presence. How can this assessment be adequate? Something grows in and around the ponds. The analysis is insufficient to make a decision of- less than significant impact and insufficient public disclosure.

9. GLOBE DRIVE AS A SCENIC ROUTE:

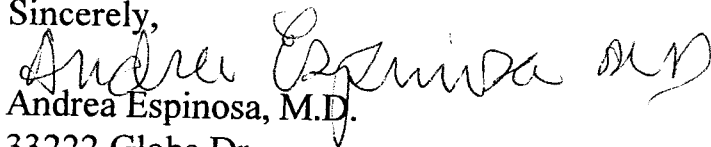
On the Foothill Growth Management Plan map, Globe Drive is designated as a "Scenic Route" No disclosure as how this will change its scenic beauty or designation i.e. the wall along Globe Dr and houses right against the road.

In conclusion, given the deficiencies in the analysis of cumulative effect on the community, I am requesting respectfully that this proposal be scrutinized further before the Planning Commission makes a decision.

Furthermore, since the Jensens, Ms. Oliphant , and I are residents who live within 300 feet of the proposed development. I am requesting we have more time to review the data and analysis not given to us until 10/22/2007, two days before this hearing.

Thank you for allowing us the opportunity to express our concerns.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Espinosa" followed by a stylized "MD".

Andrea Espinosa, M.D.

33222 Globe Dr

Springville, Ca 93265

(559)539-8207 home

(559)784-2437 work

11/28/07
RECEIVED
TULARE COUNTY

NOV 30 2007

RESOURCE
MANAGEMENT
AGENCY

To Tulare County Resource Center:

I was unable to attend the hearings on October 24, 2007 and November 28, 2007 due to severe asthma problems. But I wish to make it known that as a concerned resident, I am opposed to the development of the Costa Lakes development project on Globe Drive in the city of Springville, Ca 93265.

I live with my sister across the street from the Costa Lakes and feel that any development in this area would be detrimental not only to the wildlife and fish in our yards and ponds and trees, but also to the human residents in terms of water quality, air quality and soil contamination.

Our house is downhill, a much lower elevation from Costa Lakes, and probably the

most vulnerable of all the houses
surrounding Costa Lakes. (2)

Please place my concerns along with
those of my neighbors opposing this project.
And thank you for your attention to my
letter.

Sincerely

Marie M. DeJin
33140 GLOBE DRIVE
SPRINGVILLE, CA 93265-9724
559-539-2316

We the under signed wish to express our concern and opposition to the proposed tentative subdivision map No. TM 795/PSR of assessors parcel #'s 284610008, 284610009. Commonly known as 33221 Globe Drive Springville, Ca. Also known as Costa's Lakes.

Some of our concerns and objections are but, not limited to:

Water quantity. The added strain of twenty five additional single family residents on an already strained water supply due to drought and existing development.

Water quality. The addition of twenty five additional septic systems and their effect on ground water.

Safety. The addition of the 239 vehicle trips per day, as quoted in the application, on a small county road like Globe Dr. would create a potential hazard to existing traffic, animal life, children, and residents in general.

Conformity to the area. The property sizes on Globe Dr. are a minimum of one acre and many are much larger. The proposed lots of .43 acres to .71 acre with an average lot size of .43 acre dose not conform with the residents in the area.

Name	Address	Phone
<u>Marjorie DiCarlo</u>	<u>33057 Globe Dr.</u>	<u>539-3853</u>
<u>Kathleen Johnson</u>	<u>P.O. Box 1198</u>	<u>_____</u>
<u>Patricia Jaentson</u>	<u>P.O. Box 141</u>	<u>_____</u>
<u>R & V Osborne</u>	<u>Springville</u>	<u>_____</u>
<u>Debra Stimpson</u>	<u>Springville</u>	<u>539-3453</u>
<u>Lea Oppenbarger</u>	<u>Springville</u>	<u>539-2593</u>
<u>Martha Corbow</u>	<u>Springville</u>	<u>539</u>
<u>W. Bryant</u>	<u>Springville</u>	<u>714 .0669</u>
<u>Shirley</u>	<u>1883 James</u>	<u>361-9889</u>
<u>D. A. May</u>	<u>43250 Bolck Plk Rd</u>	<u>539-7030</u>
<u>Jessie Ann</u>	<u>P.O. Box 1217</u>	<u>_____</u>

Public Hearing Nov. 28th @ 9:30 AM
Resource Management 5961 MOONEY BLVD

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Name	Address	Phone
<u>Harriet Messer</u>	<u>33685 Globe</u>	<u>359 8891</u>
<u>Rene R</u>	<u>440443 Bear Creek Rd</u>	<u>361 - 5372</u>
<u>Arden Soler</u>	<u>PO Box 66 Springville 2th</u>	<u>539-0253</u>
<u>John [Signature]</u>	<u>33924 Hwy 190</u>	<u>741-3365</u>
<u>Lick Wooten</u>	<u>PO 636 SPRINGVILLE, CA</u>	<u>539-2713</u>
<u>Carol Ross</u>	<u>PO 1136 Springville</u>	<u>539-3760</u>
<u>Jan Barry</u>	<u>38873 Balch Pl</u>	<u>359-4711</u>
<u>Don [Signature]</u>	<u>35453</u>	<u>539-5924</u>
<u>Walter Auerdell</u>	<u>35321 Lenard</u>	<u>539-1182</u>
<u>Leslie Holt</u>	<u>Springville</u> <u>P.O. Box 703</u>	<u>359-4795</u>
<u>Gerald Shantz</u>	<u>Rd-190 20802th</u>	<u>539-3691</u>

Public Hearing Nov 28th @ 9:30 AM
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Name	Address	Phone
<u>William K. K. K.</u>	<u>49630 Blue Ridge</u>	<u>539-2881</u>
<u>Donna B. B.</u>	<u>33202 Pleasant Oak</u> <u>PO BOX 544</u>	<u>539-5857</u>
<u>Shellee Plaisted</u>	<u>33202 Pleasant Oak</u>	<u>539-6610</u>
<u>Eddie Mata</u>	<u>PO BOX 466</u>	<u>539-6610</u>
<u>BRIAN GUSSE</u>	<u>PO BOX 265</u>	<u>539-3267</u>
<u>Tricia L. Gray</u>	<u>Seapodia Dawn</u>	<u>5393522</u>
<u>Noelene Post</u>	<u>PO BOX 832 Springville</u>	<u>539-3760</u>
<u>G.W. Zort</u>	<u>P.O. BOX 461 SPRINGVILLE</u>	<u>5398305</u>
<u>Ellie Coffman</u>	<u>33440 Globe Springville</u>	<u>539-3781</u>
<u>Catherine Lane</u>	<u>16310 Cattle Dr</u>	<u>539-7313</u>
<u>RAIG LANE</u>	<u>16310 CATTLE DR.</u>	<u>5397313</u>

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Resource management 5961 Mooney Blvd

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Name	Address	Phone
Nancy Brooks	Balch Park	539-6514
GO 4 IT	Springville 35286	
Stephen Jones	Tule River Dr	539-3657
Erik Sorensen	Northridge CA	818 300-7289
Kara Ransch	Springville CA	(559) 539-0305
Alan Owen	P.O. Box 826	782 8903
Robert M. M.	35800 Hwy 190 th 2013	539-0330
Cynthia M. M.	39516 Bear Creek Rd	539-7944
Christy Brown	P.O. 994	539-8330
N. Walker	PO Box 614	539-2662
RICHARD WILSON	Box 1003 SPRINGVILLE 35359 JAMES	539-2335

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Name	Address	Phone
Mandy Plett	35985 th C Hwy. 190	539-3235
Kara Rausch	35364 pine DR	539-0305
Randy Spladlin	Hwy 190.	559-2179
Ron Cates	P.O. box 1202, Springville	539-5391528
Rachelle Cates	↓	↓
Richard Smith	33306 Globe Dr.	559-539-5717
Kassie Messer	Box 343	3598891
Loren Chapman	33451 Hwy 190	789-7752
Bonnie Winkhofer	35336 Tule River Dr CA ^{Springville}	805-807-6581
Beck Henry	35351 Tule River DR CA	539-539-3960
Brian Guss	PO Box 265	539-3267

Public Hearing Nov 28th @ 9:30 AM
Resource management 5961 Mooney Blvd