RESOURCE MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM

AGENDA DATE: June 29, 2010

Public Hearing Required	Yes ☒	No ☐	N/A ☐
Scheduled Public Hearing w/Clerk	Yes ☒	No ☐	N/A ☐
Published Notice Required	Yes ☒	No ☐	N/A ☐
Advertised Published Notice	Yes ☒	No ☐	N/A ☐
Meet & Confer Required	Yes ☐	No ☒	N/A ☐
Electronic file(s) has been sent	Yes ☒	No ☐	N/A ☐
Budget Transfer (Aud 308) attached	Yes ☐	No ☐	N/A ☒
Personnel Resolution attached	Yes ☐	No ☐	N/A ☒

Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s) Yes ☒ No ☐ N/A ☐

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7000

SUBJECT: Appeal of Planning Commission Resolution No. 8495 denying Tentative Tract Map No. TM 805

REQUEST(S):

That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m., and

2. Uphold the appeal filed by The Law Offices of Joseph H. Boyd, on behalf of the Applicant, Ronald Redfield denying Planning Commission Resolution No. 8495, Tentative Tract Map No. TM 805, a subdivision to divide 109 acres into 48 residential lots, on property located on the west side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake, and

3. Accept the Mitigated Negative Declaration and adopt the Mitigation Monitoring Plan for Tentative Tract Map No. TM 805, and

4. Approve Tentative Tract Map No. TM 805 based on the findings and conditions of approval as stated in the attached Exhibit "A," Findings, Facts and Conditions of Approval.

SUMMARY:

An application for subdivision of 109 acres into 48 residential lots has been reviewed and denied by the Planning Commission resulting in an appeal by the applicant. Staff is recommending the Board uphold the applicant's appeal on the

basis that Planning Commission findings for denial are not substantiated by the evidence provided. The subject site is located on the west side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake. Six public meetings were conducted over an approximate 17-month period of time from December 2008 to May 2010. At those public meetings, comments were received from adjacent property owners and other concerned citizens outside of the area in opposition to the proposal. Issues and/or concerns included, water quantity and quality, poor road conditions, aesthetics, flooding in the area, individual wells on each lot, ground water contamination from sewage disposal systems, and lack of consistency with the General Plan. Issues from the Planning Commission included lack of a community water system, poor design of the project in terms of aesthetics, the use of septic systems, and the lack of urban services in the area.

The applicant, Ronald Redfield, the applicant's agent, Fred Weber (Forester Weber & Assoc.), and the applicant's attorney, Joseph Boyd (The Law Offices of Joseph H. Boyd) spoke in favor of the proposal. The project was amended throughout the process to address the issues/concerns brought up by the Planning Commission, adjacent property owners, and other persons outside of the area. The revised project included a community water system, as required by the Foothill Growth Management Plan, elimination of the extended cul-de-sac, open spaces for recreational activities and drainage, an improved subdivision design, and extended improvements to the access roads. A Homeowners Association is proposed to be formed to provide maintenance of the open space areas.

At the March 10, 2010 meeting, the Planning Commission directed staff to prepare findings for denial and at the May 12, 2010 meeting, the project was denied.

Staff's analysis of issues/concerns, as stated by Planning Commission, adjacent property owners and other persons outside of the immediate area:

- General Plan Consistency – The proposed subdivision is subject to the Foothill Growth Management Plan (FGMP), an element of the General Plan. The subject site is within the Kaweah River Development Corridor, one of four development corridors established through the Foothill Growth Management Study in 1976. The Development Corridors were the result of the Study, which designated areas, based on certain criteria, for various types of development (residential/commercial, etc.). The proposal is consistent with the intent of the development corridor. In addition, the proposed subdivision is in compliance with the FGMP and all other elements of the General Plan.
- Individual wells on each lot; water quantity and quality – The original site plan indicated individual wells on each lot. The site plan has been revised to include a community water system, which is consistent with the FGMP requirements and the Subdivision Ordinance, Section 7-01-1420 (b). Water quantity and quality data has been submitted to the Environmental Health and Human Services Division resulting in proof of

adequate water quality and quantity. The applicant is required to apply for a Water System Permit, which means that the water system will be monitored by the County on a continued and regular basis. BSK Analytical Laboratories certified that test results of the on-site water meet all requirements for certified drinking water. In accordance with Section 7-01-1415 of the Subdivision Ordinance, water shall be supplied to all lots in a subdivision by one of three options: 1) connection to a public utility, which is not feasible in this area, 2) via establishment of a mutual or private water system, subject to approval by the County Health Department, which is what is proposed for this project, or 3) individual wells or springs, which have been approved by the County Health Department. The applicant shall apply through the County for a Community Water Permit and all water systems shall be designed and installed in accordance with the standards referred to in Section 7-01-2025. There has been no data submitted, scientific or otherwise, that would indicate that the two on-site wells to be utilized for domestic water would not be adequate in terms of quantity or quality. In addition, the use of water for the proposed residences will be substantially less than what is presently being used for the olive orchard (approximately eight times less).

- On-site septic systems – A soils feasibility study for installation of septic systems, prepared by Central Valley Testing, Inc., concluded that on-site sewage disposal systems are feasible for the lots, if said systems are developed and installed in accordance with the Uniform Plumbing Code. In addition, by condition of approval, all new septic systems are required to be engineered designed and plans reviewed and approved by the County Environmental Health Division, prior to installation permit issuance. There has been no information submitted to the County that would indicate that the septic systems to be installed would not work efficiently and safely if designed and installed properly. All homes in the surrounding areas utilize septic systems, which, if engineered and installed properly, serves the purpose of proper sewage disposal.
- Access road conditions – Direct access to the site is proposed from two entrance points off of Road 220, via Avenue 360 and Road 212. Due to the location of the property and the elongated form of the parcel, the only direct access is from Road 220. A focused traffic study was prepared for the project (based on 37 residences) concluding that the access roads are adequate to accommodate the project; however, according to the County Engineering division, and based on build-out of 48 lots, the proposed project has the potential to further degrade these roads and therefore a condition of approval requires that the applicant upgrade Road 220 and Avenue 360 to a FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be similarly upgraded from Avenue 360 to a point one-half mile north (approx. 350 feet north of the subject property). Other sections of roads in the area will require improvements

by other property owners if and when new development is constructed in the area.

- Flooding – The subject site is within FEMA Flood Zone "C," an area not likely to flood. As a condition of approval, drainage and erosion control plans are required to be submitted to and approved by the Resource Management Agency (RMA) Engineering Division prior to building permit issuance. In the past, flooding has occurred along Avenue 360 during unseasonably wet years; however, engineered drainage and erosion control plans for the subject site will help in that regard. Development of the subject site will not promote or perpetuate additional flooding in the area.
- Noise – Residences are not considered "noise generating uses," according to the Tulare County Noise Element, an element of the General Plan. The subject site is not located within any established noise contour or proximate to any listed noise-sensitive uses. Noise levels will be substantially louder during the construction phases of the project; however, this is short termed and will subside once construction is completed. In addition, with this development, loud noises generated year-round from farming operations, tractors, trucks, etc. will be eliminated.

Conclusion: In accordance with the State Map Act, Section 66475. "Tentative or Parcel Map; Grounds for Denial," the legislative body of a city or county shall deny approval of a tentative map only if it makes any of the following findings:

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans

(c) That the site is not physically suitable for the type of development.

(d) That the site is not physically suitable for the proposed density of the development

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision

Although staff followed through as directed by the Planning Commission to prepare findings for denial of this project, based upon further study and evaluation, it is the opinion of staff that the required findings for denial can not be made in accordance with State Map Act requirements. The proposal is consistent with the County General Plan, the site is physically suitable for this type of development, as

residential development is allowed in the development corridor areas. The site is also suitable for the density as proposed, as density of development is based on the building constraints of the site. Proper analysis and studies have been conducted and prepared resulting in findings that the proposal is feasible for the site if developed in accordance with official building and health codes, as well as County Development Standards. Development of the site will not cause environmental damage or cause injury to fish or wildlife, nor will it cause serious public health problems. An environmental document for the proposal was prepared, reviewed and approved by the Environmental Coordinator indicating that 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 resulting in a Mitigated Negative Declaration. The project will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, as there are no easements or public accesses through the subject property.

Additionally, at the previous public hearings before the Planning Commission, comments included concerns in regard to removing agricultural land and allowing development in areas that, according to the comments, should remain in agricultural use until urban services become available. However, the subject site is not zoned for agriculture (Zone: PD-F-M) and it is located in a development corridor that was previously planned and designated for development of this type, provided that certain requirements are met. The subject site is approximately one mile north of the City of Woodlake, which did not respond to consultation requests by the County.

If you challenge the decision of the Board of Supervisors on the foregoing matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors of the County of Tulare at, or prior to, the public hearing. Judicial review of this Board of Supervisors decision is appealable pursuant to Code of Civil Procedure section 1094.6.

FISCAL IMPACT/FINANCING:

No net County cost to the General Fund is anticipated. The applicant paid an appeal fee of $300 to the Board of Supervisors. The cost associated with processing a response to this appeal is charged to the defending party, Ronald Redfield, including staff time, photocopies, etc.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Upholding the appeal and approving the proposed subdivision (TM 805) promotes economic well being and economic development opportunities, which are goals that are linked to the Economic Well-Being initiative of the Tulare County's Strategic Business Plan 2006-2011.

Subject: Appeal of Planning Commission Resolution No. 8495 denying Tentative Tract Map No. TM 805
Date: June 29, 2010

ALTERNATIVES:

- The Board could deny the appeal and uphold the Planning Commission's decision to deny the proposed subdivision, based on the findings as stated in Planning Commission Resolution No. 8495.
- The Board could uphold the appeal and refer the project back to Planning Commission for re-consideration, based on staff's findings in this report.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

N/A

ADMINISTRATIVE SIGN-OFF:

FOR
Jake Raper Jr., AICP, Director

ATTACHMENTS:

1. Appeal Letter
2. Planning Commission Resolution No. 8495, denying the proposal
3. Planning Commission Staff Report, Environmental Documents, Graphics
4. Reports/Studies
5. Mitigation Monitoring Schedule

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

IN THE MATTER OF APPEAL OF PLANNING COMMISSION RESOLUTION NO. 8495 DENYING TENTATIVE TRACT MAP NO. TM 805	))))	**RESOLUTION NO. _____**

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____ _____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * * * * * * * * * * * * * * * *

The Board of Supervisors:

1. Held a Public Hearing at 9:30 a.m., and
2. Upheld the appeal filed by The Law Offices of Joseph H. Boyd, on behalf of the Applicant, Ronald Redfield, and denying Planning Commission Resolution No. 8495, Tentative Tract Map No. TM 805, a subdivision to divide 109 acres into 48 residential lots, on property located on the west side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake, and
3. Accepted the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for Tentative Tract Map No. TM 805, and
4. Approved Tentative Tract Map No. TM 805 based on the findings and conditions of approval as stated in the attached Exhibit "A," Findings, Facts and Conditions of Approval.

"Exhibit A"
Findings and Facts In Support of Approval
Conditions of Approval
for TM 805

WHEREAS, a Tentative Tract Map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 of the Ordinance Code of the County of Tulare pertaining to the subdivision of land, and

WHEREAS, the proposal is to divide 109 acres into 48 residential lots, ranging in size from 1.36 acres to 2.90 acres with an average lot size of 1.78 acres and an overall density of .44 units per acre.

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 of the Ordinance Code of Tulare County and the State Subdivision Map Act, and

WHEREAS, staff recommended approval of this Tentative Tract map subject to conditions, and prepared a written report, and

WHEREAS, a public hearing were held and public testimony was received and recorded at a regular meeting of the Board of Supervisors on June 29, 2010,

WHEREAS, at that meeting of the Board of Supervisors, public testimony was received and recorded from _____ and _____ in support of the proposal and _____ in opposition to the proposal,

WHEREAS, a Mitigated Negative Declaration was prepared and reviewed for this proposal in compliance with the California Environmental Quality Act and State Guidelines for the Implementation of the California Environmental Quality Act of 1970, and

WHEREAS, the Board of Supervisors determined that the project will not have a significant effect on the environment because mitigation measures agreed to by the applicant have been incorporated as Conditions of Approval.

Project Facts:

1. Domestic water will be supplied by a Community Water System. The applicant shall apply for a Community Water System Permit through the Environmental Health Division.

2. Sewage disposal will be provided by individual septic systems on each log. The lots exceed the lot size requirement of 12,500 sq. ft. for development of septic tank-leach line systems. Each system shall be engineered designed and reviewed and approval through the Environmental Health Division.

3. The subdivision design is a grid-looped design with 60 ft. wide streets. Direct access to the site is from Road 220

4. The site is zoned PD-F-M (Planned Development-Foothill Combining-Special Mobilehome). The site is subject to the Foothill Growth Management Plan, an element of the General Plan, and is located within the Kaweah River Development Corridor.

5. Based upon review of applicable elements, components, and goals and policies, the proposed use of the site can be found to be consistent and in compliance with the Foothill Growth Management Plan, the County Subdivision Ordinance and the County Zoning Ordinance.

Conditions of Approval (* indicates Mitigation Measure)

ENGINEERING DIVISION:

1. All public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards and the Foothill Growth Management Plan unless and except as such standards are modified herewith.

2. All utility easements shall be shown on the final map.

3. All water, gas, electric, telephone, cable television, 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.

4. * The developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north. All interior streets shall be constructed to FGMP standards for a two-way street with an ADT not to exceed 400. Maxwell and Madridano Avenues shall have 60 foot rights-of-way and Franklin, Murphy and Cameron Roads shall have 56 foot rights-of-way.

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 applicant or the applicant's contractor shall obtain the necessary encroachment permits from the Tulare County Resource Management Agency before starting any construction within the right of way of a County maintained road. The applicant may contract the Resource Management Agency – Encroachment Permit Section at 733-6291 for information on the requirements for encroachment permits in order to avoid unexpected delays. Improvements that typically require encroachment permits are drive approaches, curb and gutter, sidewalk, paveout and utilities.

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. Installation of street name and traffic signs will be done by the Resource Management Agency (RMA) and the cost for such subsequently reimbursed by the subdivider.

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, and
d. Hydraulic calculations of pipe sizes, drainage channels, etc.

9. * All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or county road frontages. Improvement plans detailing site grading and drainage 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 shall prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, drainage, lot grading, road improvement details, street sign locations, utility relocations and any other details relevant to constructing the public improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.

11. * The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received. The subdivider may also submit proof to the Tulare County RMA of an alternative means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This alternative means will need to be approved by the Tulare County RMA and the process completed before the recordation of the final map.

12. * One-foot reserve strips dedicated to the County for Tulare in accordance with Section 7-01-1270 of the Subdivision Ordinance are required at locations that are divided by phases. Standard barricades or temporary turnarounds, whichever applies, shall be constructed at the end of all stub streets shown in Plate A-23 to prevent access to and from adjacent un-subdivided land.

13. * Franklin Street extending into Phase 2 shall be developed at the same time as the streets in Phase 1.

ENVIRONMENTAL HEALTH SERVICES DIVISION:

14. 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 prior to issuance of a building permit.

15. New sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Health Specialist, or Registered Engineering Geologist. Engineering data for said systems shall be submitted to and approved by the Tulare County Environmental Health Services Division prior to issuance of building permits.

16. Any out of service wells, septic tanks and underground fuel storage tanks shall be abandoned per Tulare County permit requirements.

17. * The water system shall be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). The applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to commencement of operation.

18. * The applicant shall submit a water test for nitrates, gross alpha, and total coliform for the wells that will be a part of the Community Water System prior to operating the system.

19. The site plan currently designates 17 well locations. The applicant shall submit information to TCEHSD regarding the intent and/or purpose of each well including which wells, if any, will be abandoned, per County regulations.

20. * The applicant shall identify which existing wells (a minimum of two) will be utilized for the Community Public Water System. The existing public domestic well, or any new wells used for the water system, shall have a minimum of a 50-foot annular seal and a 14 inch thick surface seal, as required by the Tulare County Well Ordinance.

FIRE DEPARTMENT:

21. The property owner shall select and develop one of the following as a means for providing fire protection:

a. Installation of a fire hydrant system in compliance with the Tulare County Improvement Standards. Two sets of improvement plans shall be submitted to the Fire Department's Office and Engineering Division for review and approval prior to issuance of building permits and/or prior to construction.

b. Installation of automatic fire sprinkler systems within each dwelling unit as per standards set forth in NFPA Pamphlet #13D. Two copies of said sprinkler plans shall be submitted to the Fire Department for review and approval prior to issuance of building permits.

c. Installation of a 4,000 gallon fire suppression water storage tank upon each parcel. The locations shall be as recommended by the Fire Department. The tank shall be equipped with a valved 4½ National Hose Thread pumper connection. The pumper connection shall not be located less than 8 inches from the bottom of the tank. A reliable method of automatically maintaining the water level in the tank shall be provided. Plans for said system shall be reviewed and approved by the Tulare County Fire Department.

22. All new construction, roadways and/or driveways shall comply with the Tulare County Fire Safe Regulations pertaining to driveways, gate entrances, defensible space, addresses identifying buildings, and fire safe standards. All building permit applications shall be reviewed and approved by the Tulare County Fire Department prior to issuance of said permits. All required improvements hall be completed prior to occupancy of the structure and prior to the issuance of occupancy permits.

Planning/Land Alteration Requirements of the F (Foothill Combining) Zone:

23. 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.

24. 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.

REDFIELD ESTATES
TENTATIVE SUBDIVISION
FINAL SITE PLAN

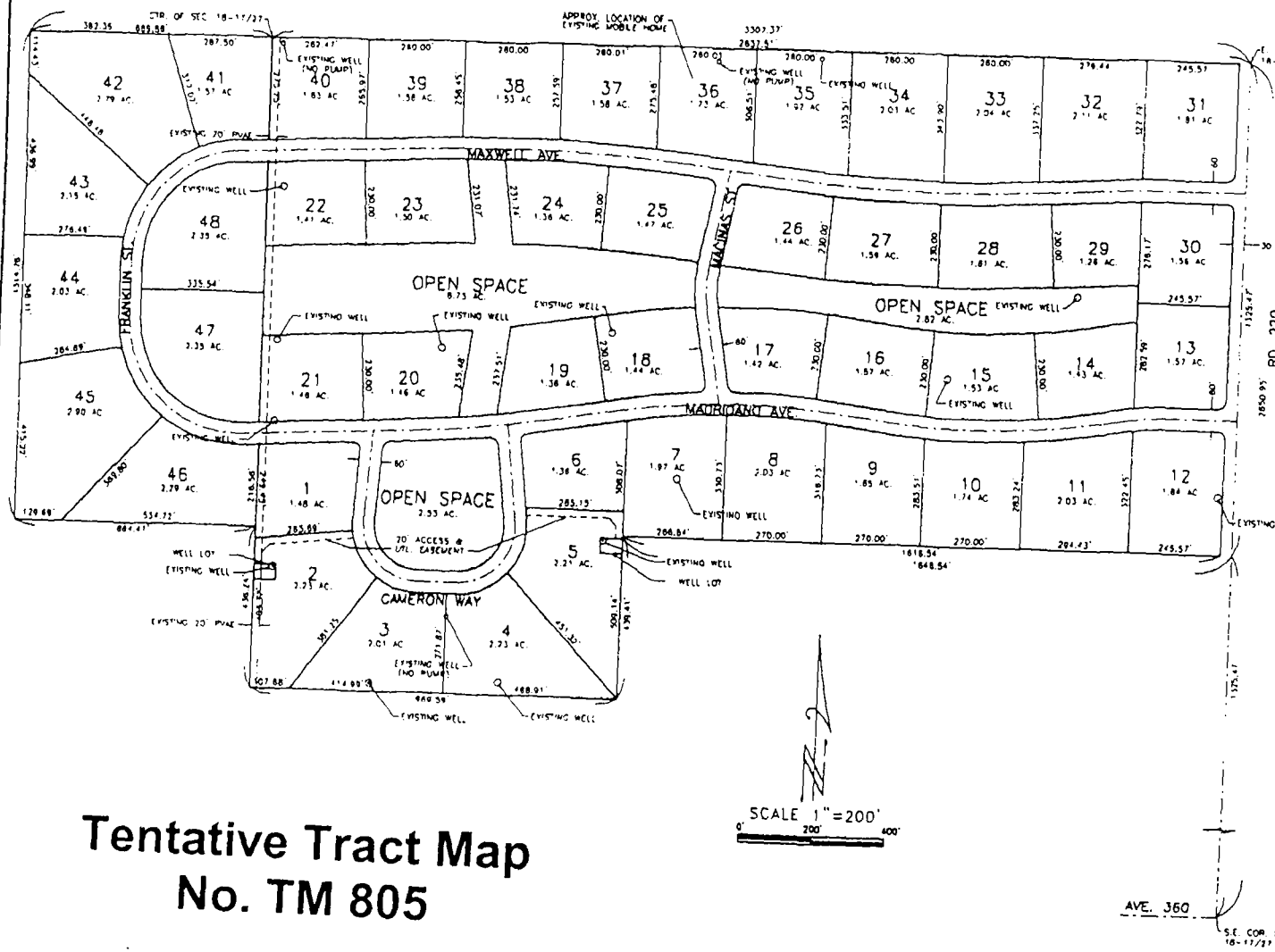
BEING A PORTION OF THE S.E. 1/4 OF SEC. 18 T.17S., R.27E., M.D.M. LOCATED IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

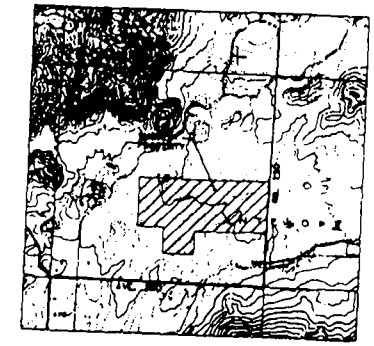
REVISED
MARCH, 2010

OWNER: RON REDFIELD
21606 AVE. 360
WOODLAKE, CALIFORNIA 93286

SURVEYOR: FORESTER, WEBER & ASSOCIATES, LLC
1620 W. Mineral King Ave., Suite B
Visalia, California 93291
(559) 732-0102

NOTES:
EXISTING PROPERTY USE: AG/RES
PROPOSED PROPERTY USE: RESIDENTIAL
ZONING: RDM
AREA = 110.00 AC.±
APN: 064-014-017,018,019,024,025,026 & 027
FLOOD ZONE: 'C'
ALL EXISTING WELLS ARE APPROXIMATE LOCATIONS





Vicinity Map
NO SCALE

Tentative Tract Map
No. TM 805

ATTACHMENT ONE

Letter requesting an appeal of Planning Commission Resolution No. 8495 denying Tentative Tract Map No. TM 805

The Law Offices of Joseph H. Boyd
275 S. Madera Ave. Ste.#404 Kerman, Ca 93630
Phone (559)846-9312 / Fax (559)846-9315

May 19, 2010

Delivered via U.S. Mail

Tulare County Board of Supervisors
2800 W. Burnell Ave.
Visalia, CA 93291

Re: REDFIELD ESTATES
TM 805

To Whom It May Concern:

Our offices represent Ron Redfield and Redfield Estates in regards to that subdivision presented as TM 805. On Wednesday, May 12, 2010, Mr. Redfield's petition before the Tulare County Planning commission for approval of the subdivision was denied. We hereby submit this letter declaring Mr. Redfield's intent to appeal the decision and hereby request that a hearing be scheduled wherein we may present our case.

This appeal is based upon the following grounds:

1. Current zoning allows for the development of a subdivision of the type proposed by Mr. Redfield.
2. All conditions required of Mr. Redfield to continue with the subdivision have either been met or agreed upon.
3. All questions surrounding the ability of the land to sustain and support the type of subdivision proposed have been answered in Mr. Redfield's favor by qualified experts.

We intend to make a presentation, of approximately 5-10 minutes, at the hearing outlining our case. This presentation will be supported by the staff report submitted to the board of supervisors, by all documents already submitted and filed with Tulare County, and by such supplemental information as may be necessary to fully and adequately present our case.

Should you require any additional documentation or information, or if we can be of any assistance, please do not hesitate to contact us.

RECEIVED
MAY 21 2010
TULARE COUNTY
BOARD OF SUPERVISORS

Sincerely,

THE LAW OFFICES OF JOSEPH H. BOYD

JOSEPH BOYD

ATTACHMENT TWO

Planning Commission Resolution No. 8495, denying the proposal

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF DENIAL OF TENTATIVE)
MAP FOR TRACT NO. 805/PSR) RESOLUTION NO. 8495
FOR RONALD REDFIELD)

Resolution of the Planning Commission of the County of Tulare denying Tentative Map for Tract No. 805/PSR, submitted by Ronald Redfield, 21606 Avenue 360, Woodlake, CA 93286, to divide 109 acres into 48 residential lots (40 lots in the first phase and 8 additional lots in the second phase), with open space to be used as ponding areas; and an exception pertaining to the maximum access easement length of 660 feet in non-mountainous areas under 10 acres, in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, located on the west side of Road 220, ¼ mile north of Avenue 360, north of Woodlake.

WHEREAS, a tentative subdivision map was filed pursuant to the regulations contained in Sections 7-01-1000 to 7-01-2850 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 of the Ordinance Code of Tulare County and the State Subdivision Map Act, and

WHEREAS, the applicant has requested to divide 109 acres into 48 single family lots ranging in size from 1.29 acre to 2.90 acre. The project would be completed in two phases; 40 lots in the first phase and 8 lots in the second phase, with an overall density of .44 units per acre

WHEREAS, public hearings were held and public testimony was received and recorded at regular meetings of the Planning Commission on December 17, 2008, January 14, 2009, January 28, 2009, March 10, 2010, March 24, 2010 and May 12, 2010, and

WHEREAS, at those meetings of the Planning Commission, public testimony was received and recorded from Fred Weber, agent, Ronald Redfield, applicant, and Joseph Boyd, attorney, in support of the project, and

WHEREAS, at those meetings of the Planning Commission, public testimony was received and recorded from Everett Welch, Bonnie Welch, James Gordon, Lee Tyler, Kyle Davis, Laurie Schwaller, Carol Cudmore, Daniel Eldon, Karen Bodner, and Tony Lombardi, in opposition to the project stating their concerns regarding water quantity and quality, flooding, poor road conditions, ground water contamination from sewage disposal systems, lack of urban services, and noise, and

WHEREAS, by Resolution 8486, the Planning Commission directed staff to prepare findings for denial.

WHEREAS, at the March 24, 2010, Planning Commission meeting the applicant's attorney, Joseph Boyd, requested the hearing be continued to May 12, 2010, in order that he may have time to review the issues brought up in the findings for denial and address and find out how the issues can be resolved, and

WHEREAS, a new subdivision map was proposed for the site and a copy provided to staff on April 21, 2010, and

NOW, THEREFORE, BE IT RESOLVED as follows:

This Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this Tentative Subdivision/Final Site Plan.

1. The applicant has also requested exceptions to the Subdivision Ordinance, Section 7-01-1245 pertaining to interior road widths and Section 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas under 10 acres.

2. The applicant proposed a Community Water System, utilizing two wells on two lots to be connected by a pipeline to service the lots.

3. The site is zoned PD-F-M (Planned Development-Foothill Combining-Special Mobilehome). The site is presently utilized for agricultural production. The surrounding properties are zoned PD-FM and contain open space, grazing, agriculture, and rural residential development.

4. The site is located outside of any adopted Urban Area Boundary.

5. The site is subject to the Foothill Growth Management Plan and located within the Kaweah River Development Corridor.

   Goals and Policies of the Foothill Growth Management Plan:

   Goal: *Insure that new development be designed in a manner which minimizes grading, vegetation disturbance, and intrusion onto natural watercourses, canyons and prominent landmarks, or rare and endangered species sites.*

   Policies:

   1. Development proposals shall conform to all development standards.

   2. Innovatively designed residential development (planned unit or cluster development) should be encouraged, thereby conserving and preserving surrounding open space from unnecessary disturbances.

   3. 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 locations which blend into the landscape rather than becoming a focal point.

   4. 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 in question.

   5. To the greatest extent possible, new residential development should be compatible with existing residential development patterns.

Goal: *Protect the natural features of the foothills by directing development to selected areas.*

Policies (soils):

1. 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.

2. Require erosion mitigation measures in new developments to prevent soil loss after development or road building activity.

Goal: *Insure that water and sewer facilities are constructed in a manner that protects the public health and safety and that the disposal of wastewater is done in a manner that does not degrade ground and/or surface waters.*

Policies:

1. Require evidence which (1) describes a safe and reliable method of wastewater treatment and disposal; and (2) substantiates an adequate water supply for domestic and fire protection purposes.

2. Based on existing soil conditions, types of land uses, effluent yield per land use and the density of the proposed project, the Regional Water Quality Control Board and the Tulare County Health Department shall review the adequacy of the wastewater disposal area.

3. Unconventional methods of disposal of sewage effluent may be allowed, providing the system meets the performance standards of the Water Quality Control Board and The Tulare County Health Department. Such systems may include common leach field, soil absorption mounds, aerobic septic tanks, or evapotranspiration systems.

Goal: *Accommodate development in the foothills that is serviceable by various public agencies in a manner that does not become an economic burden to the County.*

Policies: (Public Services)

1. 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.

6. Pursuant to State Map Act, Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section §65451(b).

The proposed map is inconsistent with the Foothill Growth Management Plan or the Kaweah River Development Corridor. The proposed subdivision does not conform to all development standards. New development should 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.

The road widths do not comply with the Tulare County Improvement Standards; "Road widths shall comply with the applicable geometric sections shown in the improvement standards referred to in section 7-01-2025(a) of this Chapter..." A class 2 road with 2 lanes is to have a 60 foot wide right-of-way. The two east/west Avenues (Maxwell Ave. and Madridano Ave.) were to be developed with a 60 foot wide right-of-way, however, the three remaining shorter streets (Cameron Way, Murphy St. and Franklin St.) were to be developed with a 56 foot wide right-of-way. The subdivision roads do not conform to the natural contours of the existing foothill landscape.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

According to the Foothill Growth Management Plan new development shall be designed in a manner which preserves the visual foothill setting by encouraging the use of curvilinear streets, and vegetation reestablishment on cuts and fills.

The subdivision does not comply as the development is not designed in a manner which preserves the visual foothill setting.

c. That the site is not physically suitable for the type of development.

According to the Foothill Growth Management Plan to the greatest extent possible, new residential development should be compatible with existing residential development patterns. New development shall be designed in a manner which preserves the visual foothill setting by encouraging the use of curvilinear streets, vegetation reestablishment on cuts and fills, and housing site locations which blend into the landscape rather than becoming a focal point.

The existing residential development is scattered rural development. This subdivision is proposing urban type development, does not propose cluster development and does not blend housing site locations into the landscape.

d. That the site is not physically suitable for the proposed density of development.

According to the Foothill Growth Management Plan innovatively designed residential development (planned unit or cluster development) should be encouraged, thereby conserving and preserving surrounding open space from unnecessary disturbances.

The proposed subdivision is not innovatively designed; and is not designed for planned unit or cluster development. The lots are large in size, 1.29 acres to 2.90 acres, which increases disturbance of the surrounding open space and does not meet the cluster design development.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. In accordance with the Development Standards of the Foothill Growth Management Plan, "Road systems, either public or private, shall provide for a safe evacuation of residents and adequate access for fire and other emergency equipment." The only access to the subject property is from Road 220 via Avenue 360. Both Road 220 and Avenue 360 are in poor condition. By Condition of Approval, the developer is required to make improvements to a portion of Road 220 and a portion of 360; however the remainder of Avenue 360 is also in need of repair and could possibly pose a safety hazard in regard to safe evacuation of residents and/or adequate access for fire emergency equipment.

According to the Focused Traffic Study , there are approximately six areas along Avenue 360 that are showing signs of pavement distress in the form of cracking and missing asphalt pieces. Two of these areas occur at two drainage culvert crossings located along Avenue 360 where the roadway grade drops at the existing culverts. One of the culverts on this Avenue would be repaired by the applicant; however, the other culvert would not and could possibly flood during heavy rainfall, resulting in poor pavement conditions at this crossing.

NOW, THEREFORE, BE IT FURTHER RESOLVED as follows:

The foregoing resolution was adopted upon motion of Commissioner Elliott, seconded by Commissioner Norman, at a regular meeting of the Planning Commission on the 12th day of May 2010, by the following roll call vote:

AYES: Pitigliano, Whitlatch, Millies, Gong, Elliott, Norman, Aguilar

NOES: Dias

ABSTAIN: None

ABSENT: None

TULARE COUNTY PLANNING COMMISSION

FOR Jake Raper, Jr., AICP, Secretary

ATTACHMENT THREE

Planning Commission Staff Report, Environmental Documents, Graphics

5961 S. Mooney Blvd
Visalia, CA 93277
624-7000 Phone
730-2653 Fax

RESOURCE MANAGEMENT AGENCY
COUNTY OF TULARE
PLANNING COMMISSION AGENDA

PROJECT NO.: TM 805	**AGENDA DATE:**	5-12-10
APPLICANT: Ronald Redfield	**AGENDA ITEM NUMBER. :**	
AGENT: Fred Weber		
SUBJECT: Tentative Subdivision Tract No. 805 for the division of 109 acres into 48 lots, north of Woodlake. Exceptions: Subdivision Ordinance Section 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas.	**AGENDA ITEM TYPE**	
	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	X
	Continued Public Hearing	
	Discussion	
	Other:	
	ACTION REQUESTED	
	Resolution – Site Plan Review Committee	
	Resolution – Planning Commission	X
CONTACT PERSON: Samantha Franks	Decision – Zoning Administrator	
	Recommendation to ZA or PC	

REQUEST(S):

That the Planning Commission: Deny Tentative Subdivision Tract No. 805

PLANNING COMMISSION ACTION:

Option No. 1: Move to adopt the attached Resolution denying TM 805.

Option No. 2: After consideration of new evidence presented at the May 12, 2010 meeting, direct staff to bring back a Resolution containing findings for approval.

Option No. 3: Refer Back to Staff for further study and report.

PROJECT SUMMARY:

A Tentative Subdivision Map and Final Site Plan to divide 109 acres into 48 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone located on the west side of Road 220, approximately a quarter mile north of Avenue 360, north of Woodlake. Included as part of the proposal is one Exception to the Subdivision Ordinance from Section 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas.

Background:

On December 17, 2008, January 14, 2009, January 28, 2009, March 10, 2010 and March 24, 2010 public hearings were held for the above referenced project. A staff report was presented by staff and public testimony was given by proponents and opponents of the project. Fred Weber, agent, Ronald Redfield, applicant, and Joseph Boyd, attorney, spoke in favor of the project. Everett and Bonnie Welch, James Gordon, Lee Tyler, Kyle Davis, Laurie Schwaller, Carol Cudmore, Daniel Eldon, Karen Bodner and Tony Lombardi, spoke in opposition to the proposal. Concerns of adjacent property owners included lack of water quantity, water quality, flooding, poor road conditions in the area, ground water contamination from sewage disposal systems, lack of urban services and noise.

On March 10, 2010 upon completion of the staff report and public comments, the public comment period was closed and the Commission directed staff to prepare findings for denial of said project to be brought back for review and action at the regular Planning Commission meeting of March 24, 2010.

On March 24, 2010, the applicant's attorney, Joseph Boyd, requested the hearing be continued to May 12, 2010, in order that he may have time to review the issues brought up in the findings for denial and address/resolve the issues.

State Map Act Findings for Denial of Tentative Maps:

Pursuant to State Map Act, Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

c. That the site is not physically suitable for the type of development.

d. That the site is not physically suitable for the proposed density of development.

e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injury to fish or wildlife or their habitat.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Based on information contained in the staff report, public testimony and Planning Commission comments, a Draft Resolution containing findings for denial of Tentative Subdivision Tract No. 805 has been prepared.

Findings for Denial:

1. The site is not physically suitable for the proposed density of development. The project proposes 48 lots 1.29 to 2.90 acres in size. The development of the surrounding area is, agriculture, grazing land, open space and scattered residences.

2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. In accordance with the Development Standards of the Foothill Growth Management Plan, "Road systems, either public or private, shall provide for a safe evacuation of residents and adequate access for fire and other emergency equipment." The only access to the subject property is from Road 220 via Avenue 360. Both Road 220 and Avenue 360 are in poor condition. By Condition of Approval, the developer is required to make improvements to Road 220; however Avenue 360 is also in need of repair and could possibly pose a safety hazard in regard to safe evacuation of residents and/or adequate access for fire emergency equipment.

   According to the Focused Traffic Study , there are approximately six areas along Avenue 360 that are showing signs of pavement distress in the form of cracking and missing asphalt pieces. Two of these areas occur at two drainage culvert crossings located along Avenue 360 where the roadway grade drops at the existing culverts. Possible flooding during heavy rainfall may occur at these two locations, resulting in poor pavement conditions at these crossings.

3. The length of the proposed cul-de-sac street is approximately 850 feet. Section 7-01-1280 of the Subdivision Ordinance states that, "In subdivisions which are not in mountainous areas, cul-de-sacs shall not exceed six hundred sixty (660) feet in length and shall terminate with a circular turnaround constructed in accordance with the improvement standards referred to in Section 7080 of this Chapter."

ENVIRONMENTAL SUMMARY: N/A

accordance with the improvement standards referred to in Section 7080 of this Chapter."

ENVIRONMENTAL SUMMARY: N/A

ATTACHMENTS:

1. Draft Planning Commission Resolution for Denial
2. Mitigated Negative Declaration
3. Staff Report
4. Environmental Initial Study
5. Design Conference Letter PRE 06-045
6. Correspondence
7. Graphics/with New Site Map for Proposed Subdivision
8. Attachments/Exhibits
   - Feasibility Study for Installation of Sewage Disposal Systems
   - Water Analysis
   - Focused Traffic Study
9. Public Notice Information

PROJECT PLANNER:

Samantha Franks

Samantha Franks

CHIEF PLANNER:

Ben Kimball

Attachment No. 2

Project: TM 805/PSR
Applicant: Ronald Redfield
Agent: Forester, Weber & Associates
Date Prepared: November 4, 2009

MITIGATED NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

Proposal, Zoning and Parcel Size:

A Tentative Subdivision Map and Final Site Plan to divide 109 acres into 48 lots (40 lots in phase one and 8 lots in phase two) in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone, with an exception pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas under 10 acres.

Location:

On the west side of Road 220, ¼ mile north of Avenue 360, north of Woodlake.

APN's 064-140-17, 18, 19, 24, 25, 26, and 27
Section 18 Township 17 South, Range 27 East M.D.B.&M.

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	(X)
Letters	(X)
Staff Report	(X)

DECLARATION OF NO SIGNIFICANT EFFECT WITH MITIGATION INCORPORATED:

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.

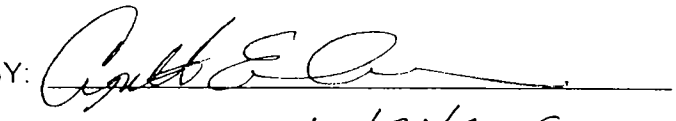
(b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

(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 Mitigated 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
JAKE RAPER, JR., AICP
ENVIRONMENTAL ASSESSMENT OFFICER

BY: 

DATE APPROVED: 12/21/2009

REVIEW PERIOD: 30 Days

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

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

Tentative Tract Map No. TM 805/PSR

I. GENERAL:

1. **Applicant:** Ronald Redfield
21606 Avenue 360
Woodlake, CA 93286

2. **Owner:** Same as above

3. **Agent:** Forester, Weber & Associates
1620 W. Mineral King Avenue, Suite B
Visalia, CA 93291

4. **Requested Action:**

A Tentative Tract Map and Final Site Plan to divide 109 acres into 48 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. Also required is an approval for an Exception to the Subdivision Ordinance from Section 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas under 10 acres.

5. **Location:**

West side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake.

Sections 18; Township 17 South, Range 27 East, MDB&M
Seven parcels identified as APN's: 064-140-17, 18, 19, 24, 25, 26, & 27

6. **Applicant Proposal:**

The applicant is proposing to divide approximately 109 acres into 48 residential lots ranging in size from 1.29 acres to 2.90 acres. The average lot size is 2.08 acres and the overall density is .44 units per acre. Also required is approval of an Exception to the Subdivision Ordinance, Sections 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas under 10 acres.

II. COMPATIBILITY WITH EXISTING ZONING, PLANS AND POLICIES:

1. **Site and Surrounding Zoning and Land Uses:**

The subject site is zoned PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. The subject site contains agriculture and one mobilehome, located on proposed Lot No. 5.

Surrounding Properties:

DIRECTION	ZONE	PRESENT USE
North	PD-F-M-217	Open space, grazing, agriculture, rural residences
South	PD-F-M-217	Open space, grazing, agriculture, rural residences
East	PD-F-M-217	Open space, grazing, agriculture, rural residences
West	PD-F-M-217	Open space, grazing, agriculture, rural residences

2. Zoning and Other Ordinance Characteristics:

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.

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 a 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 varies 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.

Unless specified, the PD-F-M Zone does not have a fixed minimum parcel size. Lot design is based on site-specific constraints. The PD Overlay requires approval of preliminary and final site plans.

"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, interfere with safe traffic movement, limit visibility, or depreciate the value of adjoining property or the neighborhood."

Preliminary Site Plan, No. PRE 06-045, was approved by the Site Plan Review Committee on April 13, 2007, by Resolution No. 07-082.

The proposed tentative map is in compliance with the Zoning Ordinance in that the density of uses as delineated on the map (48 residential lots) does not exceed the holding capacity of the site, with required conditions of approval.

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 public use. 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. Development of the site will meet all building line setback requirements.

The Building Line Setback Ordinance requires all above-ground and most below ground improvements to be located at least 25 feet back from the right-of-way line of the adjoining street at the front of the property and 15 to 18 feet from the line of the adjoining street at the street sides of corner lots, depending upon the location of the driveways.

Subdivision Ordinance:

The subdivision ordinance is contained in Section Part VII, Chapter 1. "Subdivisions of Land," of the Tulare County Ordinance Code. This section of the County Ordinance Code sets forth the requirements for filing and processing of, among other things, Tentative Subdivision Maps, as defined by the State Map Act (Govt. Code Section 66410 et seq.)

The applicant has requested an Exception to the Subdivision Ordinance for Section 7-01-2230 pertaining to the maximum access easement length of 660 feet in non-mountainous areas under 10 acres.

Section 7-01-2645 states that, "The body which takes final action on an application for an exception shall only grant an exception if it finds that all of the following circumstances exist:

a) That there are special circumstances or conditions affecting the property.

b) That the exception is appropriate for the proper design and/or function of the subdivision.

c) That 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.

d) That the granting of the exception is in accordance with the purposes prescribed in Article 1 of this Chapter and the Subdivision Map Act.

e) That the granting of the exception is consistent with the General Plan."

The exceptions are appropriate for the overall design of the project. The length of the cul-de-sac is 850 feet. The applicant indicates that the shape and sizes of the property plus the lack of county roads in the area mandate long cul-de-sacs. As designated by RMA Engineering Division, and by Condition of Approval, the interior streets shall be developed with 60 ft. wide rights-of-way. The design and layout of the lots is an appropriate design for the proposed subdivision given that the only access to the site is from Road 220. Other residential subdivisions throughout the County have been approved with similar exceptions. Also, the subdivision will be subject to conditions of approval and will be developed in accordance with County standards that are not otherwise amended by resolution. The granting of the exceptions is consistent with the General Plan, as it allows the subdivision and development of the property in a well planned and efficient manner, which meets the needs and requirements of the surrounding community.

There are 17 wells located on site. Well logs and water analysis were submitted to the Environmental Health Services Division for review resulting in proof of adequate water quality and quantity and approval for use of individual wells on each lot; however, the applicant is proposing a Community Water System rather than individual wells. The wells for the "Community Water System" are located on Lots 2 and 5 (two separate well lots, one on each lot). The wells will be connected by pipelines across easements. Additional water quality tests are required for the wells that will serve that system. A Condition of Approval has been included which specifies that the applicant shall only use the Community Water System for the potable water source. Also, a condition of approval shall be implemented requiring that the applicant apply for a water system permit and submit all required documentation to the Environmental Health Services Division prior to operating the system. Section 7-01-1350 of the Subdivision Ordinance requires that if the lot is being served by a Community Water System, the minimum lot area shall be 12,500 square feet. All lots meet this requirement. The lot sizes range from 1.29 acres to 2.90 acres.

Sections 7-01-1000 et seq. of the subdivision ordinance requires that 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 PD-F-M Zone does not have a fixed minimum parcel size, unless established by zoning. Instead, lot design is based on site-specific constraints.

Section 7-01-1300 requires that the subdivider establish a mechanism to provide for the future maintenance of the public streets and roadways within the boundary of the subdivision. Approval of this tentative map shall be conditioned so that the subdivider provides for an assessment district, or other acceptable funding mechanism, before recordation of the final map.

3. **General Plan Elements:**

Land Use Element: 1981 Foothill Growth Management Plan (FGMP): Kaweah River Development Corridor

Circulation: The FGMP designates Road 220 as a local road.

Open Space Plan: "Urban Expansion"

Goals and Policies for New Development:

Goal: *Insure that new development be designed in a manner which minimizes grading, vegetation disturbance, and intrusion onto natural watercourses, canyons and prominent landmarks, or rare and endangered species sites.*

Policies:

1. Development proposals shall conform to all development standards.

2. Innovatively designed residential development (planned unit or cluster development) should be encouraged, thereby conserving and preserving surrounding open space from unnecessary disturbances.

3. 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 locations which blend into the landscape rather than becoming a focal point.

4. 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 in question.

Goal: *Protect the natural features of the foothills by directing development to selected areas.*

Policies (soils):

1. 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.

2. Require erosion mitigation measures in new developments to prevent soil loss after development or road building activity.

Goal: *Insure that water and sewer facilities are constructed in a manner that protects the public health and safety and that the disposal of wastewater is done in a manner that does not degrade ground and/or surface waters.*

Policies:

1. Require evidence which (1) describes a safe and reliable method of wastewater treatment and disposal; and (2) substantiates an adequate water supply for domestic and fire protection purposes.

2. Based on existing soil conditions, types of land uses, effluent yield per land use and the density of the proposed project, the Regional Water Quality Control Board and the Tulare County Health Department shall review the adequacy of the wastewater disposal area.

3. Unconventional methods of disposal of sewage effluent may be allowed, providing the system meets the performance standards of the Water Quality Control Board and The Tulare County Health Department. Such systems may include common leach field, soil absorption mounds, aerobic septic tanks, or evapotranspiration systems.

Goal: *Accommodate development in the foothills that is serviceable by various public agencies in a manner that does not become an economic burden to the County.*

Policies: (Public Services)

1. 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.

Urban Boundaries Element: The subject site is located outside of any adopted Urban Area Boundary.

Noise Element: The subject site is not within an established noise impacted corridor.

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, 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; however, an overall update to the FGMP is not likely to occur for several years.

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 Goals and Policies of the Foothill Growth Management Plan.

5. **Status of Submitted Reports:**

Preliminary subdivision design conference: On April 13, 2007, the Site Plan Review Committee reviewed and approved Preliminary Site Plan No. PRE 06-045 by Resolution No. 07-082.

Geological-Hydrological Report: Water analysis, well log information, and a soils feasibility study for installation of sewage disposal systems were prepared and submitted to the Environmental Health Division for this project.

The water analysis, prepared by BSK Analytical Laboratories, stated that, *"BSK Analytical Laboratories certifies that the test results contained in this report meet all requirements of the NELAC Standards for applicable certified drinking water chemistry analyses under CA NELAP Certified #04227CA, CA-ELAP Certificate # 1180, and Nevada Certificate #CA79."*

The soils feasibility study for installation of septic systems, prepared by Central Valley Testing, Inc., concluded that, *"Based on the reported information, we can conclude on-site sewage disposal systems are feasible for the subject property provided the septic systems are completed in accordance with the Uniform Plumbing Code, and the guidelines provided by the Tulare County Department of Environmental Health. In addition, an approved drainage plan must be incorporated to divert rain or nuisance water away from the systems to prevent potential groundwater contamination."*

In addition, well logs were submitted to and reviewed by the Environmental Health Division for the existing wells on site, indicating that adequate water is available to serve the 48 lots.

A focused traffic study was prepared for this project by Adam B. Ennis of Visalia, dated August 22, 2007. The study focused on the conditions of the roads that will provide access to the subject site. The County roads included for analysis were Road 212 from State Route 245 north to Avenue 360, Avenue 360 from Road 212 east to Road 220 and Road 220 from Avenue 360 north to the subdivision entrance. The analysis was also based on 37 residences, which was reviewed by the Site Plan Review Committee. The submitted tentative map comprises 48 residential lots.

Based on the initially proposed 37 lots, the average daily traffic volume would be 570 trips per day. The study concluded that Road 212 is in good condition with pavement widths varying between 20 and 24 feet. Avenue 360 is in fair condition with pavement widths varying from 10 to 17 feet. Road 220 is in poor condition with a pavement width of approximately 16 feet. The pavement is showing signs of distress for the full length with large pieces of pavement missing and miscellaneous stress cracking. There is a culvert crossing in the southerly portion of Road 220, which appears to be in good condition. "Based on the number of home sites and the ADT of 570, Road 220 and Avenue 360 could adequately serve the anticipated traffic if the roads are upgraded to a Class 1 road..."

According to the County Engineering Division, *"The additional traffic associated with this proposed development will create further degradation of the existing dilapidated paved surfaces on Avenue 360 and Road 220. As such, the developer shall reconstruct Avenue 360 to a FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north."* (See Condition of Approval No. 4)

6. Planning Commission Policies and Precedents:

The Planning Commission has generally recommended approval of Tentative Subdivision Maps in the PD-F-M Zone when findings can be made that the proposed project, together with its provisions for design and improvements, is compatible and consistent with the County General Plan and Zoning Ordinance, the project will not have an adverse impact on the public's health, safety and welfare, and the project will not have a significant adverse impact on the environment.

III. ENVIRONMENTAL SETTING:

1. Topographical Features:

The subject parcels are relatively level, with a gentle slope to the southwest of 1-3%.

2. Water Courses:

There are no water courses on site.

3. Flooding Potential:

The subject parcels are located within Flood Zone C, an area not likely to flood. *Source: Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM) for Community Number 065066 dated September 29, 1986, Panel No. 325B.*

4. **Soils:**

SOIL TYPE	LAND CAPABILITY RATING	SHRINK/SWELL POTENTIAL	SEPTIC TANK ABSORPTION	PRIME LAND
San Joaquin loam 2-9% slopes	IIIs-3 Irrigated IVs-3 Non Irrigated	Low to High	Severe	No
Yettem Sandy loam 0-2% slopes	1 Irrigated IVc Non Irrigated	Low	Moderate	No

San Joaquin loam – This soil has very slow permeability in the subsoil and in the hardpan. The available water capacity is low to slight or moderate. This soil is poorly suited to development. High clay content, very slow permeability, and a cemented hardpan are the main limiting features.

Yettem Sandy Loam – This soil has moderately rapid permeability and moderate available water capacity. Surface runoff is slow and the hazard of erosion is slight. This soil is well suited to urban development with few limitations.

All new sewage disposal systems will be designed by a Registered Civil Engineer, Registered Environmental Health 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 building permits.

5. **Biotic Conditions:**

According to the 2005 California Natural Diversity Data Base (CNDDB), there are no occurrence reports for listed, endangered, or threatened animal and/or plant species of special concern, on or near the project site. The site and surrounding areas have been utilized for rural residential, pasture and intensive agricultural uses for many years. Consultation with the Department of Fish and Game in Fresno resulted in no response.

6. **Water Table:** Approximately 40 feet, according to the 1995 Depth to Groundwater Maps.

7. **Agricultural Preserves:**

The subject site is not within an Agricultural Preserve.

8. **Archaeological Conditions:**

There is no evidence of buildings or landmarks of historical or cultural importance on the property. Consultation with the District Archaeologist in Bakersfield resulted in no response. However, a condition of approval has been incorporated which states, *"If during the construction on the site, any archaeological resources are discovered, all construction shall cease and the Planning Director shall immediately be notified of the discovery. Further development shall not continue until the Planning Director certifies that appropriate recovery measures, if deemed necessary, have been completed."*

IV. HISTORY AND PROJECT FACTS

1. History:

February 1981 – The Foothill Growth Management Plan (FGMP) was adopted by the Board of Supervisor, which established several development corridors, including the Kaweah Delta Development Corridor, in which the subject site is located.

PPM 82-105, approved September 17, 1982, created the following two parcels:

- Parcel 1 consisting of present APN's 064-140-16, 17, 18, 19 (80 ac.)
- Parcel 2 consisting of present APN's 064-140-23 (located south of subject site), 24, 25, 26, 27 (100 ac.)

PPM 83-001, approved May 20, 1985, created the following four parcels:

- Parcel 1 consisting of present APN 064-140-16 (located south of the subject site) (20 ac.)
- Parcel 2 consisting of present APN 064-140-17 (20 ac.)
- Parcel 3 consisting of present APN 064-140-18 (20 ac.)
- Parcel 4 consisting of present APN 064-140-19 (20 ac.)

PPM 92-083, approved April 2, 1993, created the following four parcels:

- Parcel 1 consisting of present APN 064-140-24 (12.5 ac.)
- Parcel 2 consisting of present APN 064-140-25 (12.5 ac.)
- Parcel 3 consisting of present APN 064-140-26 (12.5 ac.)
- Parcel 4 consisting of present APN 061-140-27 (12.5 ac.)

April 13, 2007 – The Site Plan Review Committee approved, by Resolution No. 07-082, the Preliminary Subdivision for development of 37 lots. Note: Nine additional lots were added with the submittal of the tentative map. APN 064-140-19 (20 acres) was included, adding eight lots and the lots on the remaining parcels were adjusted to increase the lot number from 37 to 48. The 20-acre parcel identified as APN 064-140-19 was obtained by the applicant via Grant Deed on December 6, 2004.

November 21, 2008 – At their regular meeting the Site Plan Review Committee, in an advisory capacity, reviewed and approved, by Resolution No. 08-216, Tentative Subdivision Map/Final Site Plan No. TM 805/PSR.

December 17, 2008 - A public hearing was held at a regular meeting of the Tulare County Planning Commission to consider approval of the tentative subdivision map/final site plan. The Commission determined that findings may exist which would support a determination that the proposed subdivision of land, as proposed, is not consistent with the applicable general plan and not physically suitable for the proposed density of development. The Commission requested staff to come back with findings for denial.

January 14, 2009 – A public hearing was held at a regular meeting of the Tulare County Planning Commission. At the hearing, Fred Weber, acting on behalf of the applicant, requested that the Planning Commission reopen the public hearing for Tentative Map TM 805, and reconsider the proposed subdivision based on

changes to the site plan and additional information regarding water. Discussion ensued regarding legal requirements for reopening the public hearing with proper noticing or re-noticing as a new public hearing. The discussion was continued to January 28, 2009.

January 28, 2009 – Staff was directed to re-notice the project due to new information about the formation of a community water system and a new site plan.

July 28, 2009 - Staff distributed the revised site plan to the Environmental Health Division, the Engineering Division and the Tulare County Fire Department, for comment on the new site plan.

August 4, 2009 - Staff contacted the agent, Fred Weber, informing him that it was necessary for him to submit a letter indicating which of the wells would be used for the Community Water System. The agent stated that he was waiting to receive a response from Cal-Water for the Water System.

October 16, 2009 - Staff received a letter from the, agent, Fred Weber, indicating that the applicant plans to use the wells on proposed Lots 12 and 16 to form a Community Water System. The remaining wells would be used for individual irrigation purposes only. If any of the existing wells interfere with the development of the subdivision, they will be abandoned per County standards.

2. **Project Information:**

Proposal: A Tentative Subdivision Map to divide approximately 109 acres into 48 residential lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. Also required are approvals of Exceptions to the Subdivision Ordinance from Section 7-01-2230 pertaining to exceeding the maximum access easement length of 660 feet in non-mountainous areas under 10 acres, and from Section 7-01-1245 pertaining to internal road widths.

Lot sizes: Range in size from 1.29 acres to 2.90 acres. The average lot size is 2.08 acres and the overall density is .44 units per acre.

Access/Circulation: Access to the site is from Road 220, a County maintained right-of-way. The internal circulation is a grid-loop design, which creates five new streets; three east/west streets (Maxwell Ave., Madridano Ave., and Cameron Way which terminates in a cul-de-sac) and two north/south streets (Franklin St. and Murphy St.). All internal streets are proposed at 56 ft. in width. Section 7-01-1245 of the Subdivision Ordinance states that road widths shall comply with the applicable geometric sections shown in the improvement standards referred to in Section 7-01-2025, "All improvements shall conform to the applicable standards of materials and design which are set forth in the booklet entitled "Improvement Standards of Tulare County . . ." By condition of approval, only Franklin Street, Murphy Street, and Cameron Way will be allowed to be developed with 56 ft. wide rights-of-way.

Drainage: Storm water run-off is proposed to be retained on each lot and drained through natural drainage channels without effecting adjacent properties. By condition of approval, a complete set of drainage plans will be submitted,

reviewed and approved by the County Engineering Division prior to commencement of on-site development.

Fire Protection: Tulare County Fire Department in Woodlake – The subject site is within the State Responsibility Area and is subject to the Tulare County Fire Safe Regulations.

Police Protection: Tulare County Sheriff's Station – Visalia

Sewage Disposal: Individual septic tank-leach line systems.

Water Service: Community Water System.

3. **Correspondence:**

AGENCY	DATE REC'D	COMMENT/RECOMMENDATIONS
RMA Countywide Division	6/17/08	See attached correspondence
RMA Engineers/Flood/Traffic Div.	9/10/08-7/29/09	See conditions of approval
HHSA Environmental Health Div.	6/24/08-8/3/09	See conditions of approval
Tulare County Fire Department	None-7/29/09	No response-No comment
Tulare County Sheriff's Dept. - Orosi		No response
RMA Solid Waste Division	6/24/08	See attached correspondence
Woodlake Union School District		No response
SJV Air Pollution Control Board	6/23/08	See attached correspondence
Department of Fish & Game-Dist. 4		No response
Regional Water Quality Control Board		No response
Caltrans – District 6	6/18/08	"No comment"
District Archaeologist (Bakersfield)		No response
P.G.& E.		No response
AT&T		No response

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

VI. **ENVIRONMENTAL DETERMINATION:**

A Mitigated 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. **Storm Water Permit:**

A General Construction Activity Storm Water Permit CAS000002 shall be required (prior to commencement of construction) for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. And, depending on the Standard Industrial Classification (SIC) Code of the Final project, a General Permit NO. CAS000001 for Discharges of Storm Water Associated with Industrial Activities may be required. A Notice of Intent (NOI) shall be obtained from and returned to: State Water Resources Control Board, Division of Water Quality, ATTN: Storm Water Permit Unit, P. O. Box 1977, Sacramento, CA 95812-1977 along with the appropriate annual fee. Permits shall be required until the construction is completed.

5. **Fish and Game Fees:**

A Mitigated 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 Mitigated 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 $2,010.25 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.

4. **Taxes:**

The final subdivision map cannot be recorded for any property for which property taxes and special assessments are due and payable and/or are delinquent. In such cases, the taxes or special assessments must be paid before the map can be recorded. In addition, please be advised that the Tulare County Subdivision Ordinance, pursuant to the State Map Act, prohibits the recording of the map until the applicant files with the County Tax Collector a security deposit for the payment of property taxes or special assessments which are not yet due and payable.

5. **School Impact Fees:**

The subject site is located within the Woodlake Union Elementary School District and Woodlake Union High School District, 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.

VIII. CREDITS:

This Staff Report was prepared by:

Samantha Franks, Project Planner
Project Review Division

November 4, 2009
Date

This Staff Report was approved by:

Charlotte Brusuelas, Planner III
Project Review Division

12/29/09
Date

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.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

B. DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that a previous EIR or Negative Declaration may be utilized for this project - refer to Section E.

Samantha Franks
Signature

November 4, 2009
Date

Samantha Franks
Printed Name

Project Planner
Title

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

D. ENVIRONMENTAL IMPACTS CHECKLIST

1. AESTHETICS

Would the project:

a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings which are open to public view?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Analysis: According to the Scenic Highways Element of the Tulare County General Plan, the subject site is not located adjacent to a designated eligible scenic highway; therefore, the project will have no impact on scenic resources such as rock outcroppings, trees, or historic buildings within a scenic highway. The proposed division and subsequent residential development will not have an adverse effect on a scenic vista, will not substantially damage scenic resources, or will not substantially degrade the existing visual character or quality of the site. The present use of the site is for agricultural production.

New residential development will create additional lighting/glare in the area; however, this would be consistent with such lighting found in residential areas, and standard conditions of approval will require deflection of lighting or glare away from roadways and surrounding properties. The project is to divide approximately 109 acres into 38 lots in an area that is designated for urban development.

Thus, potential environmental impacts to aesthetics is considered to be less than significant.

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?	☐	☐	☐	☒
b)	Conflict with existing zoning for agriculture use, or a				

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
Williamson Act contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Analysis: Although the subject property is presently being utilized for agriculture production, the site and surrounding areas are designated and zoned for planned development. The proposal will not convert prime farmland to non-agricultural use, conflict with existing zoning or agricultural use, or involve changes in the environment resulting in conversion of farmland to non-agricultural use. Thus, approval of this project will result in no environmental impacts to agriculture.

3. AIR QUALITY

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
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 that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Substantially alter air movement, moisture, or temperature, or cause any substantial change in climate?	☐	☐	☐	☒
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Analysis: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB). Airflow in the SJVAB is primarily influenced by marine air that enters through the Carquinez Strait where the Delta empties into San Francisco Bay. The region's topographic features restrict air movement through and out of the basin. As a result, the SJVAB is highly susceptible to pollutant accumulation over time (SJVUAPCD 2002). Frequent transport of pollutants into the SJVAB from upwind sources also contributes to poor air quality. 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 CEQA.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has established thresholds of significance for construction impacts, project operations, and cumulative impacts. For construction impacts, the

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

pollutant of greatest concern to the SJVAPCD is (PM_{10}). The SJVAPCD recommends that significance be based on the control measures to be implemented during project construction (SJVAPCD 2002). Compliance with Regulation VIII and implementation of appropriate mitigation measures to control PM_{10} emissions are considered to be sufficient to render a project's construction-related dust impacts to less than significant.

This 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.

Daily traffic to and from the proposed subdivision will be from residents occupying the 48 single family dwellings and other traffic associated with residential activities, such as postal and UPS deliveries, and home maintenance and repair vendors. Such trips are estimated in the 7th Edition of Trip Generation by the Institute of Transportation Engineers, to be 9.57 trips per unit per day (as an average weekday accounting based upon a subdivision of up to 197 units). The proposed project's potential maximum of 459.36 vehicle trips per day is thus well under the air quality threshold of significance (1,516 vehicle trips per day).

In addition, the Guide requires air quality analysis be made for other factors, such as toxic air contaminants, hazardous materials, asbestos, and odors The proposed project involves standard construction of single family dwellings and thus will not be a source of any of the above stated factors, consistent with requirement of the California and County adopted Uniform Building Codes.

Dust will be generated from construction activities related to project roadways and dwellings, but will be temporary and short term. Such construction activities are subject to the SJVAPCD's Fugitive Dust (Regulation VIII) Rules. Long term generation of dust from the project is unlikely due to the fact that the roadways to access the proposed lots will be surfaced with asphalt and/or concrete paving. Individual lots will be covered with the dwelling, landscaping, walkways and/or patios. The project will be subject to all SJVAPCD's regulations and/or permitting processes.

Greenhouse Gas (GHG) Emissions. The potential effect of greenhouse gas emissions on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to all other greenhouse gas producing activities around the world result in increases in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects.

The only potential odors associated with the project are from diesel exhaust and the application of asphalt and paint during the construction period. These odors, if perceptible, are common in the environment, would dissipate rapidly as they mix with the surrounding air, and would be of very limited duration. Therefore, any potential odor impacts would be considered less than significant.

Thus, any potential environmental impacts to air quality are considered to be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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 Dept. of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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 Dept. of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Analysis: According to the California Natural Diversity Database (DFG, Nov. 2006, Bio-geographic Data Branch), there are no recorded occurrences of endangered species or species of concern on or adjacent to the subject site.

The project site does not support any features that could potentially be considered riparian habitat or a sensitive natural community.

The project site will not 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. The subject site, presently utilized for agriculture production, does not support any wetland areas.

The project will not 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. The project site does not provide a corridor for regional wildlife movement. The urban development surrounding the project site limits the amount of wildlife movement within the area. The project site does not contain any waterways that would affect any aquatic wildlife movement, nor does it impede the use of wildlife nursery sites.

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project site does not contain any native trees that would conflict with any

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such policy or ordinance.

There has been no Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan adopted by the Foothill Growth Management Plan or Tulare County, therefore, the development of the project site will not conflict with any such plans.

Thus, potential environmental impacts to biological resources are considered to be less than significant.

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?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource on site or unique geologic feature of paleontological or cultural value?	☐	☐	☐	☒
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
e)	Disturb unique architectural features or the character of surrounding buildings?	☐	☐	☐	☒

Analysis: The subject site has been highly disturbed with agricultural production for many years. No rivers, streams, or geological features exist on the site that suggest the existence of archaeological resources. No fossils of plants, animals, or other organisms of any paleontological or cultural significance have been discovered at the project site nor has the site been identified to be within an area where such discoveries are likely Human remains are not known to exist at the site.

The proposed project site does not contain features such as watercourses, springs, or ponds or elevated ground such as ridges and knolls that could be considered archaeologically or historically sensitive, or geologically unique.

Because of a remote possibility that buried archaeological resources such as prehistoric hidden deposits, flaked and ground stone artifacts, bone, shell, and other cultural materials could be uncovered during excavation, grading, and other construction related activities, damage to significant buried archaeological resources would be minimized through implementation of the following condition:

> *"If potentially significant archaeological resources are discovered during ground-disturbing activities associated with construction of the proposed project, all work within 100 feet of the find shall stop until a qualified archaeologist can assess the significance of the find, and, if necessary, develop appropriate mitigation measures in consultation with Tulare County and other appropriate agencies and individuals. If significant resources are discovered, a formal evaluation using CEQA criteria will be conducted to determine if further study, test excavations, or data recovery procedures are necessary."*

Thus, potential environmental impacts to cultural resources are considered to be less than significant.

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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.	☐	☐	☐	☒
	ii) Strong seismic ground shaking?	☐	☐	☐	☒
	iii) Seismic related ground failure, including liquefaction?	☐	☐	☐	☒
	iv) Landslides?	☐	☐	☐	☒
	v) Subsidence?	☐	☐	☐	☒
b)	Result in substantial soil erosion, siltation, changes in topography, the loss of topsoil or unstable soil conditions from excavation, grading or fill?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
f)	Result in substantial soil degradation or contamination?	☐	☐	☒	☐

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. All of California, including the proposed project site, is subject to earthquake risks. However, due to the substantial distances of active and potentially active fault sources from the project site, the risk of strong ground shaking is considered relatively low as compared to other localities in California. Based on probabilistic seismic hazard assessment (PSHA) maps produced by the State, the peak ground acceleration (PGA) for the project site based on a 10 percent exceedance in 50 years could range between 0.142 g to 0.199 g (where "g" is the acceleration due to gravity) (California Geological Survey,

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http://redirect.conservation.ca.gov/cgs/rghm/pshamap/pshamain.html), accessed December 10, 2007. The proposed project would comply with California seismic design requirements, which would ensure that the project would not expose persons or property to strong seismic ground shaking hazards.

Although no specific liquefaction hazard areas have been identified in Tulare County, the potential for liquefaction is recognized throughout the San Joaquin Valley where unconsolidated sediments and a high water table coincide. This condition does not preclude development of the proposed project site. Compliance with California seismic design requirements for UBC Seismic Risk Zone 3 would ensure that the project would not expose persons or property to liquefaction hazards.

Slope failures, commonly referred to as landslides, include many phenomena that involve the downslope displacement and movement of material, either triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. The proposed project site is underlain by natural alluvial deposits of Holocene age and there are no unstable geologic units or soils (e.g., artificial fill) present on the project site. The project site and surrounding parcels contain flat relief, which precludes the possibility of landslides onsite. The proposed project would also comply with all building code requirements including those pertaining to excavations, grading, and foundations. No impacts in this regard would occur.

The soil consists of two types. The majority of the site contains San Joaquin loam. This soil has very slow permeability in the subsoil and in the hardpan. The available water capacity is low to slight or moderate. This soil is poorly suited to development. High clay content, very slow permeability, and a cemented hardpan are the main limiting features. A smaller area located in the southeast corner of the site contains Yettem Sandy Loam. This soil has moderately rapid permeability and moderate available water capacity. Surface runoff is slow and the hazard of erosion is slight. This soil is well suited to urban development with few limitations. The terrain of the site ranges in slopes from 1 to 3%. Although the project will result in some change in the topography through leveling, grading and excavation, the changes are considered minimal due to the fact that the subject property is relatively level and on previously disturbed graded and plowed land. Conditions of approval will require that a grading and drainage plan be prepared by a Registered Civil Engineer. Such plans shall be submitted to and approved by the Tulare County Resource Management Agency, Engineering Division, prior to the issuance of any building permits. The plan shall clearly identify the existing drainage patterns and shall show how the existing drainage patterns will be maintained by the use of engineered drainage features. The plan shall specifically address the grading and drainage, soil stabilization and erosion control of all cuts, fills, and other excavation or grading.

All sewage disposal systems will be designed by a Registered Civil Engineer, Registered Environmental Health Specialist, or Registered Engineering Geologist. Engineering data shall be submitted and approved by the Environmental Health Services Division prior to issuance of building permits.

No contaminants or other substances that may degrade the soil will be used, produced, or handled at the project site.

Therefore, the project will result in a less than significant environmental impact from soil erosion or change in topography.

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?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of				

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hazardous materials into the environment or risk explosion?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
i) Expose people to existing or potential hazards and health hazards other than those set forth above?	☐	☐	☐	☒

Analysis: Residential home construction requires the use of minimal amounts of hazardous substances during construction, such as petroleum products for construction equipment, fuel for generators, solvents, epoxies, and paints. These types of hazardous substances would be transported to/from and used onsite during construction. Although the quantity of hazardous materials to be used onsite is expected to be minimal, there is still a small potential for hazardous materials to enter into the environment as a result of the project. In addition, the proposed project would involve the use of common hazardous materials referred to as household hazardous wastes (HHWs) by the Environmental Protection Agency (EPA), which include solvents, paints, pesticides, herbicides, cleaners, oils, and batteries. Do to the small quantity and type of material transported to the site for construction, impacts are considered less than significant.

As previously indicated, the proposed project would involve the minor transport and use of hazardous materials, including HHWs, diesel fuel and other motor lubricants used during construction. The use of these substances is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident.

There is no school within one-quarter mile of the project site and, based on the residential nature of the proposed project, it is reasonable to conclude that the proposed project would not emit hazardous emissions

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or handle hazardous or acutely hazardous materials, substances, and no impact is anticipated.

According to the State of California Hazardous Waste Sites and Substances Sites List (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed December 10, 2007, the subject property does not contain and is not proximate to a listed hazardous site. In addition, the applicant has signed and filed a statement declaring that no hazardous materials are located at the project site. The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport.

The proposed project is not located near a private airstrip.

The proposed project will result in the development of a subdivision meeting all emergency access requirements and would not impair the implementation of an adopted emergency response plan, as it will not create an obstruction to surrounding roadways or other access routes used by emergency response units. No impact in this regard would occur.

The proposed project site is surrounded by agricultural and rural residential land uses. These land use types are not associated with wildland fires and preclude the possibility of exposure to wildland fires.

No other hazards exist at the subject site. Thus, potential environmental impacts related to hazards and hazardous materials is considered to be less than significant.

8. HYDROLOGY AND WATER QUALITY

Would the project:

a)	Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐

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e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Analysis: Implementation of the proposed project would increase impermeable surface area and site runoff, contributing typical roadway pollutants to existing drainage facilities. Therefore, the proposed project has the potential to create significant adverse impacts and to violate water quality standards and/or waste discharge requirements unless the project design provides for improvements needed to prevent the impact from occurring. The proposed lots will range in size from 1.29 acres to 2.90 acres. There will be open space areas to be used for ponding. On-site drainage will be retained on site and be directed to natural drainage channels. Improvement plans, prepared by a registered engineer, detailing site drainage and grading shall be submitted to and approved by the County Engineering Division prior to recordation of the final map and before commencement of on-site construction.

The proposed project would add new residents and uses, increasing the demand for water onsite and could have substantial impacts on groundwater. There are 17 existing wells on site. A water analysis was prepared for the site, as well as percolation and soils testing. Information submitted to the Tulare County Health & Human Services Agency, Environmental Health Division, indicates sufficient water availability. The well logs show several high yield wells. Well log information and testing by BSK Analytical Laboratories, dated April 18, 2008, indicate an adequate amount of water to serve the site and that the water meets the requirements for safe drinking water. However, the applicant is proposing a "Community Public Water System" rather than individual wells and additional water quality tests are required for the wells that will serve that system. Also, a condition of approval shall be implemented requiring that the applicant apply for a water system permit and submit all required documentation to the Environmental Health Services Division prior to operating the system.

According to the FEMA FIRM maps, the site is located within Flood Zone C, and no flood avoidance measures are required.

The soils feasibility study for installation of septic systems, prepared by Central Valley Testing, Inc., concluded that, *"Based on the reported information, we can conclude on-site sewage disposal systems are feasible for the subject property provided the septic systems are completed in accordance with the Uniform Plumbing Code, and the guidelines provided by the Tulare County Department of Environmental Health. In addition, an approved drainage plan must be incorporated to divert rain or nuisance water away from the systems to prevent potential groundwater contamination."* Any new sewage disposal systems will be designed by a Registered Civil Engineer and shall be submitted to and approved by the Environmental Health Division prior to the issuance of any building permits.

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

Conditions of approval, together with standard engineering practices, have been included that require the applicant to utilize suitable road construction and drainage techniques to minimize destabilization, erosion and subsequent aquatic siltation.

Therefore the impacts from this project are less than significant and less than significant with mitigation incorporated.

The Mitigation Measures are as follows (See Exhibit "A"):

7. The water system shall be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). The applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to operating the system.

8. The applicant shall submit a water test for nitrates, gross alpha, and Total Coliform for the wells that will be a part of the Community Water System prior to operating the system.

9. The applicant shall identify which existing wells (a minimum of two) are to be used for the Community Public Water System. The existing public domestic wells, or any new wells, used for the water system, shall have or be reconstructed to have a minimum of a 50 foot annular seal and a 14" thick surface seal, as required by the Tulare County Well Ordinance, at water system permit stage.

9. LAND USE AND PLANNING

Would the project:

a)	Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 project site lies within the Foothill Growth Management Plan (FGMP) area, within the Kaweah River Development Corridor, an area designated for planned development. 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 (unless established through zoning); rather, density is based on constraints, such as slope, access, water availability, etc. The proposed project is for residential development at an overall density of approximately .35 units per acre. The project is therefore consistent with the land use plan and implementing zone for the site.

10. MINERAL AND OTHER NATURAL RESOURCES

Would the project:

a)	Result in a loss of availability of a known mineral or 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?	☐	☐	☐	☒

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 proposal 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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Analysis: According to the Noise Element of the Tulare County General Plan, the site is not located within any established noise contour or proximate to any listed noise-sensitive uses. Some disturbance above ambient noise levels may occur due to noise from construction equipment and tools, but this disturbance will be temporary and short term. Following build-out, the project is expected to generate noise levels consistent with those typical to and acceptable within a residential subdivision. Residences are not considered noise generation uses. There are no nearby uses that would be expected to expose subdivision residents to unacceptable or nuisance noise levels. Nuisance noise levels which may be generated by the subdivision residents or others cannot be predicted, but if they occur, are subject to enforcement by the County through

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all reasonable means, including but not limited to the County Nuisance Ordinance.

Thus, potential environmental impacts from noise are considered to be less than significant.

12. POPULATION AND HOUSING

Would the project:

a)	Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
b)	Substantially change the demographics in the area?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d)	Substantially alter the location, distribution, or density of the area's population?	☐	☐	☐	☒
e)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
f)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
g)	Conflict with adopted housing elements?	☐	☐	☐	☒

Analysis: The area's population or existing housing will not be changed significantly due to the proposed division of land and subsequent development of 48 residential lots. Development of the proposed subdivision will not interfere with, and in fact, will further and/or maintain the overall attainment of housing goals for the County and for the development corridor areas specifically. The project is therefore consistent with FGMP and the County Housing Element goals and policies to provide adequate housing inventory and housing choices for the Development Corridor areas.

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:

a)	Fire protection?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☐	☒
d)	Parks?	☐	☐	☐	☒

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e) Electrical power or natural gas?	☐	☐	☒	☐
f) Communication?	☐	☐	☐	☒
g) Other public or utility services?	☐	☐	☐	☒

Analysis: The area's need for government and public service facilities will not be significantly changed due to the project.

The proposed project will add 48 dwelling units to the area. This will result in an increase in the need for fire protection services and infrastructure such as fire hydrants. A condition of approval has been proposed that requires the developer to install a fire protection system in accordance the Tulare County Subdivision Ordinance and Tulare County Fire Department. Fire protection will be provided by the County Fire Department located in Woodlake, and a fire protection system will be required to be installed for the proposed residential subdivision in compliance with the County Subdivision Ordinance and Improvement Standards.

The proposed project will add 48 dwelling units to the area. This will result in an increase in the need for police services. Police protection will be provided by the County Sheriff's headquarters in Visalia. Development of the proposed subdivision should not impose any unusual demands on area police services.

The proposed project will create an increase in school age children attending public schools in the Woodlake School District. The District has implemented developer fees that will cover the costs of accommodating the development; therefore, this impact is reduced to less than significant.

The proposed project site will be served by AT&T. This would not have a significant impact on the need for additional communications facilities.

Domestic water and sewage disposal service will be provided by individual wells and septic systems on each lot. Said wells and septic systems will be reviewed and approved by the Environmental Health Division prior to commencement of development.

Electricity will be provided by PG&E, propane provided by Suburban Propane, and solid waste will be picked up by private carrier.

Thus, potential environmental impacts related to public or utility services are considered to be less than significant.

14. RECREATION

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Analysis: The project site does not include plans for any recreational area and will not require the construction or expansion of other off-site recreational facilities. The addition of this subdivision will not result in a substantial increase in use of area parks or the school playgrounds.

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15. TRANSPORTATION / TRAFFIC

Would the project:

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)?	☐	☒	☐	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the County Circulation Element?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☐	☒
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
h)	Substantially accelerate physical deterioration of public and/or private roads?	☐	☒	☐	☐

Analysis: Daily traffic to and from the proposed subdivision will be from residents occupying the 48 single family dwellings and other traffic associated with residential activities, such as postal and UPS deliveries, and home maintenance and repair vendors. Based on the Institute of Transportation Engineers, Trip Generation, 7th Edition, average trip generation rate for single-family residential development is 9.57 trips per dwelling unit. Thus, the proposed 38 residential lot project will produce 459.36 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 applications) 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 1 of the 1998 TISG assigns one peak hour trip for a single family detached housing unit. The subdivision proposes 48 residences, which will generate 48 peak hour trips and is under the 100 or more peak hour threshold that would require that a Traffic Impact Study be prepared; therefore, no traffic impact study is required for this project. However; a focused traffic study was prepared for the project by Adam B. Ennis of Visalia, dated August 22, 2007. The study focused on the conditions of the roads that will provide access to the subject site. The County roads included for analysis were Road 212 from State Route 245 north to Avenue 360, Avenue 360 from Road 212 east to Road 220 and Road 220 from

Avenue 360 north to the subdivision entrance. The analysis was also based on 37 residences, which was reviewed by Site Plan Review Committee. The tentative map actually comprises 48 residential lots.

According to the focused traffic study, the average daily traffic volume would be 370 trips per day. The study concluded that Road 212 is in good condition with pavement widths varying between about 20 and 24 feet. Avenue 360 is in fair condition with pavement widths varying from about 10 to 17 feet. Road 220 is in poor condition with a pavement width of about 16 feet. The pavement is showing signs of distress for the full length with large pieces of pavement missing and miscellaneous stress cracking. There is a culvert crossing in the southerly portion of Road 220, which appears to be in good condition. Based on the number of home sites and the ADT of 350, Road 220 and Avenue 360 could adequately serve the anticipated traffic if the roads are upgraded to a Class 1 road.

In addition, according to the County Engineering Division, *"The additional traffic associated with this proposed development will create further degradation of the existing dilapidated paved surfaces on Avenue 360 and Road 220. As such, the developer shall reconstruct Avenue 360 to a FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north."* A Mitigation Measure has been included thus this impact will be less than significant with mitigation incorporated.

No travel by air, rail, or water to the subject site is proposed in this project.

No hazardous design features are included in the proposed project. The subdivision and related road improvements will be designed in accordance with standard engineering practices and Tulare County standards. This will prevent new hazardous conditions from occurring as the area is developed.

Streets will be designed per County standards for safe emergency access.

Parking requirements will be as required by the zoning ordinance and will be adequate for single family residential development.

The internal streets serving the subdivision will be designed to allow the safe movement of all modes of transportation including cars, buses, bicycles and pedestrians consistent with County of Tulare development policies.

Tulare County requires, by mitigation measure, that an assessment district be established that will pay for the long-term maintenance of the roads within the subdivision.

Thus, based on the above analyses, potential impacts to transportation or traffic from the project are considered to be less than significant and less than significant with mitigation incorporated.

The Mitigation Measures are as follows (See Exhibit "A"):

1. The developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north. All interior streets shall be constructed to FGMP standards for a two-way street with an ADT not to exceed 400, and shall have 60-foot rights-of-way. This mitigation measure shall be completed at development stage.

2. One-foot reserve strips dedicated to the County of Tulare in accordance with Section 7-01-1270 of the Subdivision Ordinance are required at locations that are divided by phases. Standard barricades or temporary turnarounds, whichever applies, shall be constructed at the end of all stub streets shown in Place A-23 to prevent access to and from adjacent un-subdivided land. This mitigation

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

measure shall be completed at development stage.

3. Franklin Street extending into Phase 2 shall be developed at the same time as the streets in Phase 1, to be completed at development stage.

4. The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received. The subdivider may also submit proof to Tulare County RMA of an alternative means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This alternative means will need to be approved by Tulare County RMA and the process completed before the recordation of the final map.

5. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or County road frontages. Improvement plans and hydraulic calculations detailing the site grading and drainage improvements shall be submitted to and approved by the Tulare County Engineer or his designee prior to recordation of the final map.

6. 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 grading plans shall clearly show the following:

    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.

    Said improvements shall be completed prior to issuance of building permits and prior to commencement of grading or any construction.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction that could cause significant environmental effects?	☐	☐	☐	☒
d)	Have sufficient water supplies (including fire flow available to serve the project from existing entitlements and resources, or are new or				

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Analysis: The project site is not served by public water or wastewater facilities. A Community Water System is proposed and Individual septic systems are proposed for each lot. A fire hydrant system will be installed for fire protection in accordance with Fire Code requirements.

There are 14 tested and operational wells on the property, and three other identified wells. Water analysis, well log information, and a soils feasibility study for installation of sewage disposal systems were prepared and submitted to the Environmental Health Division for this project. The water analysis, prepared by BSK Analytical Laboratories, stated that, *"BSK Analytical Laboratories certifies that the test results contained in this report meet all requirements of the NELAC Standards for applicable certified drinking water chemistry analyses under CA NELAP Certified #04227CA, CA-ELAP Certificate # 1180, and Nevada Certificate #CA79"* However, the applicant is proposing a "Community Water System" rather than individual wells and additional water quality tests are required for the wells that will serve that system. Also, a condition of approval shall be implemented requiring that the applicant apply for a water system permit and submit all required documentation to the Environmental Health Services Division prior to operating the system.

The soils feasibility study for installation of septic systems, prepared by Central Valley Testing, Inc., concluded that, *"Based on the reported information, we can conclude on-site sewage disposal systems are feasible for the subject property provided the septic systems are completed in accordance with the Uniform Plumbing Code, and the guidelines provided by the Tulare County Department of Environmental Health. In addition, an approved drainage plan must be incorporated to divert rain or nuisance water away from the systems to prevent potential groundwater contamination."*

Tulare County Resource Management Agency operates three active class III landfills within the vicinity of the project. The Visalia Landfill located on Road 80 at Avenue 332 will serve the solid waste disposal needs for the proposed project. Surveys performed on March 31, 2006 revealed a remaining disposal capacity of 16,145,591 cubic yards. Visalia Disposal Site is permitted to receive up to 2,000 tons of waste per day although the current average received is 500 tons per day. The California Integrated Waste Management Board (CIWMB) has estimated the closure date of Visalia Landfill as December 31, 2026, however, the site's boundary is 631 acres, of which only 247 acres of land is currently permitted as disposal acreage. The Tulare County Resource Management Agency has applied for a 150 acre expansion to the permitted disposal acreage. The landfill's lifespan will be increased significantly when the expansion is approved by CIWMB. Tulare County has sufficient land fill capacity to accommodate growth projected in the General Plan. Therefore, this impact is considered less than significant.

Solid waste must be disposed of following the requirements of the contracted waste hauler, which follows federal, state, and local statutes and regulations related to the collection of solid waste. Since the solid waste stream will be typical for residential development, it is not likely that statutes or regulations would be violated.

Thus, potential environmental impacts relating to utilities and service systems are considered less than

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

significant.

17. MANDATORY FINDINGS OF SIGNIFICANCE

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?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Analysis: Based on the analyses above, findings of "No Impact" and "Less than Significant Impact" are appropriate for the Mandatory Findings of Significance for this project. No "potentially significant impacts" 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. Based upon the analyses provided for each of the 16 listed topical areas, there is no evidence that any of the three above-stated impacts will result from the project as proposed and with recommended conditions of approval.

ATTACHMENT NO 5

RESOURCE MANAGEMENT AGENCY

5961 South Mooney Blvd
Visalia, CA 93277
Phone (559) 733-6291
Fax (559) 730-2653

Brett L. Russell — Engineering
William Hayter — Comm. & Dev. Services
Jean F. Brou — Transportation
George Finney — Planning
Hal Cypert — Support Services
Roger Hunt — Administrative Services

HENRY HASH, DIRECTOR

MICHAEL D ELLEZEY, ASSOCIATE DIRECTOR

April 16, 2007

Ronald Redfield
21606 Avenue 360
Woodlake, CA 93286

SUBJECT: Design Conference Letter for Preliminary Subdivision No. PRE 06-045

Dear Mr. Redfield:

On April 13, 2007, the Site Plan Review Committee considered your preliminary subdivision to divide 89 acres into 37 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. The site is located on the west side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake.

The meeting was attended by Beverly Cates, RMA Project Review Division, Sabine Geaney, Tulare County Environmental Health Services Division, Mike Whitlock, Tulare County RMA-Engineering Branch, Kurtis Brown, Tulare County Fire Department, Fred Weber, agent, and myself as Project Planner. On the basis of the comments submitted by various State and local agencies, the Site Plan Review Committee approved the preliminary subdivision by Resolution No. 07-082 (copy enclosed) and recommended that the following additions and/or modifications be incorporated into, and/or submitted with, the tentative subdivision map and application prepared for this project:

1. Phasing of the subdivision shall be shown on the Tentative Subdivision Map, if applicable.

2. Recent water test for Nitrates and Gross Alpha (radiological) from one on-site well.

3. A minimum of one percolation test and one ten-foot soil boring shall be performed on Lots 3, 8, 13, 19, 25, and 32, as specified by the Environmental Health Division.

4. Exceptions to the Subdivision Ordinance for the following:
   - Length of the cul-de-sac, which exceeds the maximum allowed of 660 feet
   - Community water for parcels less than 10 acres in the PD-F-M Zone

5. The 20 ft. wide private vehicular access easement along the western boundary of Lots 8-12 shall be identified on the Tentative Map.

6. Street name(s) shall be designated on the Tentative Map.

7. A focused Traffic Impact Study, prepared by a Registered Civil Engineer or Traffic Engineer, shall be prepared. The Traffic Impact Study shall include details of existing road conditions providing access to the site and an analysis of traffic to be generated by the development. The limits of the Study shall include Road 212 from State Route 245 to Avenue 360, Avenue 360 from Road 212 to Road 220, and Road 220 from Avenue 360 to the subdivision entrance.

   The Traffic Study shall also include discussion and recommendations for necessary improvements to the roads identified, due to the increased traffic generated by this subdivision.

The Site Plan Review Committee also identified the following preliminary conditions of approval if this project is approved. Please be advised that these conditions may be added to, modified and/or deleted prior to or during the course of the public hearing(s) on this matter.

1. All public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards, unless and except as such standards are modified herein.

2. All utility easements shall be shown on the final map.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 shall be submitted to and approved by the County Engineer or

his designee prior to recordation of the final map. Such drainage plans 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.

8. 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.

9. The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received by the RMA Engineering Branch. The subdivider may also submit proof to the Tulare County RMA of an alternative means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. The alternative means will need to be approved by the Tulare County RMA and the process completed before the recordation of the final map.

10. 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 Road 220 or Avenue 360.

11. The applicant shall comply with all of the Land Alteration requirements of the (F) Foothill Combining Zone as set forth in Attachment No. 1.

12. 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.

13. Any out of service wells, fuel storage or sewage disposal tanks shall be properly abandoned per Tulare County permit requirements.

14. The applicant shall install a fire hydrant system, sprinklers, or other alternate means 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 Warden's Office (2 copies) and the Tulare County Resource Management Agency-Engineering Division (2 copies) for review and approval prior to construction.

15. Blue raised reflective markers shall be located in the street to identify fire hydrant locations to the specifications of the Tulare County Fire Warden.

16. Location of street lights shall coincide with fire hydrant locations where possible.

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

18. 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.

The action taken by the Committee authorizes the applicant to proceed to the next stage, which is the submittal of a tentative map/final site plan.

Please note that the preliminary subdivision approval will expire one year from April 13, 2007. If the tentative subdivision application and map has not been submitted by April 12, 2008, the preliminary approval will expire and no further action may be taken until a new preliminary application has been submitted and processed. A single, one-year extension of time may be requested, in writing, prior to the expiration of the preliminary approval.

Respectfully,

Charlotte Brusuelas, Project Planner
Project Review Division

xc: Fred Weber, Forester, Weber & Associates, 1620 W. Mineral King Avenue, Suite B, Visalia, CA 93291
T.C. Environmental Health Department
T.C. RMA, Engineering Division
T.C. Fire Warden
File – PRE 06-045

BEFORE THE SITE PLAN REVIEW COMMITTEE

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF DESIGN)
CONFERENCE REGARDING) RESOLUTION NO. 07-082
PRE 06-045)
FOR RONALD REDFIELD)

UPON MOTION OF COMMITTEE MEMBER WHITLOCK, SECONDED BY COMMITTEE MEMBER GEANEY, THE FOLLOWING WAS APPROVED BY THE SITE PLAN REVIEW COMMITTEE AT AN OFFICIAL MEETING HELD APRIL 13, 2007, BY THE FOLLOWING VOTE:

AYES: WHITLOCK, GEANEY, CATES
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Beverly Cates

Beverly Cates, Chairperson

* * * * * * * * * *

Approved Preliminary Site Plan Review No. PRE 06-045, with conditions and recommendations as set forth in staff's report and as discussed at the meeting, requested by Ronald Redfield, 21606 Avenue 360, Woodlake, CA 93286, to allow the subdivision of 89 acres into 37 lots in the PD-F-M (Planned Development-Foothill Combining-Special Mobilehome) Zone. The subject property is located on the west side of Road 220, approximately ¼ mile north of Avenue 360, north of Woodlake.

ATTACHMENT NO 6

Tentative Subdivision Map for Tract No. 805 for Ronald Redfield

CONSULTING AGENCY LIST

TULARE COUNTY AGENCIES

___ R.M.A. - Building Division
___ R.M.A. - Code Compliance Division
X R.M.A. - Countywide Division
___ R.M.A. - Community Dev./Redevelopment Division
X R.M.A. - Engineer/Flood/Traffic/Subdivision Division
___ R.M.A. - Parks and Recreation Division
___ R.M.A. - Building Services Division
___ R.M.A. - General Services Division
___ R.M.A. - Transportation/Utilities Division
X R.M.A. - Solid Waste Division
X H.H.S.A. - Environmental Health Services Division
___ H.H.S.A. - HazMat Division
X Tulare County Fire Department
___ Sheriff's Department: Visalia Headquarters
___ Traver Substation
___ Orosi Substation
___ Pixley Substation **
___ Porterville Substation
___ Agricultural Commissioner
___ Education Department
___ Airport Land Use Commission
___ Supervisor _____
___ Assessor
___ _____

LOCAL AGENCIES

___ California Water Service Company
___ Levee Dist. No 1
___ Levee Dist. No 2
___ _____ Irrigation Dist
___ _____ Pub Utility Dist
___ _____ Comm. Service Dist
___ _____ Town Council
___ _____ Elem. School Dist
X Woodlake Union School Dist
___ City of _____
___ County of _____
___ Deer Creek Storm Water District
___ _____ Advisory Council
___ _____ Fire District
___ _____ Mosquito Abatement
___ Kaweah Delta Water Cons. District
X 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)

FEDERAL AGENCIES

___ Army Corps of Engineers
___ Fish & Wildlife
___ Bureau of Land Management
___ Natural Resources Conservation Dist.
___ Forest Service
___ National Park Service
___ _____

STATE AGENCIES

X *Dept. of Fish & Game Dist 4 *(see address below)*
___ _____, DFG Area Biologist
___ Alcoholic Beverage Control
___ Housing & Community Development
___ Reclamation Board
X Regional Water Quality Control Board - Dist. 5
X Caltrans Dist. 6
___ Dept. of Water Resources
___ Water Resources Control Board
___ Public Utilities Commission
___ Dept. of Conservation
___ State Clearinghouse (15 copies)
___ Office of Historic Preservation
___ Dept. of Food & Agriculture
___ State Department of Health
___ State Lands Commission
___ State Treasury Dept. - Office of Permits Assist.
___

OTHER AGENCIES

___ U.C. Cooperative Extension
___ Audubon Society - Condor Research
___ Native American Heritage Commission
X District Archaeologist (Bakersfield)
___ TCAG (Tulare Co. Assoc. of Govts)
___ LAFCo (Local Agency Formation Comm.)
___ Pacific Bell
___ GTE (General Telephone)
___ P.G. & E.
X Edison International
___ The Gas Company
___ Tulare County Farm Bureau
___ Archaeological Conservancy (Sacto)
___ Dept. of Social Services, Community Care Division
X AT&T
___ FAA

RESOURCE MANAGEMENT AGENCY

INTEROFFICE MEMORANDUM

September 10, 2008

TO: Charlotte Brusuelas, Project Planner

FROM: Craig Anderson, Engineer III

SUBJECT: Tentative Subdivision Tract No. 805

DEVELOPER: Ronald Redfield

As shown on the preliminary subdivision map, the developer wishes to develop approximately 110 acres into 46 residential lots located north of the City of Woodlake.

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 within the proposed development 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 325B 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.

The subdivider shall provide for an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Approval of this tentative map shall be conditioned so that the subdivider provides for said assessment district, or other acceptable funding mechanism, before recordation of the final map.

The additional traffic associated with this proposed development will create further degradation of the existing dilapidated paved surfaces on Avenue 360 and Road 220. As such, the developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north.

Furthermore, we recommend the following conditions for the approval of the tentative map for Tract 805:

1. All public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards and the Foothill Growth Management Plan, unless and except as such standards are modified within.

2. All utility easements shall be shown on the final map.

3. All water, gas, electric, telephone, cable television, 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.

4. The developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north. All interior streets shall be constructed to FGMP standards for a two-way street with an ADT not to exceed 400. Maxwell and Madridano Avenues shall have 60 foot rights-of-way and Franklin, Murphy and Cameron Roads shall have 56 foot rights-of-way.

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 applicant or the applicant's contractor shall obtain the necessary encroachment permits from the Tulare County Resource Management Agency before starting any construction within the right of way of a County maintained road. The applicant may contract the Resource Management Agency – Encroachment Permit Section at 733-6291 for information on the requirements for encroachment permits in order to avoid unexpected delays. Improvements that typically require encroachment permits are drive approaches, curb and gutter, sidewalk, paveout and utilities.

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. Installation of street name and traffic signs will be done by the Resource Management Agency (RMA) and the cost for such subsequently reimbursed by the subdivider.

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, and

d. Hydraulic calculations of pipe sizes, drainage channels, etc.

9. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or county road frontages. Improvement plans detailing site grading and drainage shall be submitted to and approved by the County Engineer or his designee prior to recordation of the final map.

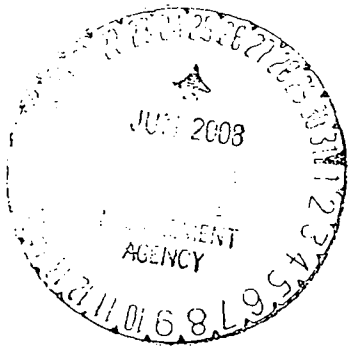
10. A registered civil engineer shall prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, drainage, lot grading, road improvement details, street sign locations, utility relocations and any other details relevant to constructing the public improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.

11. The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received. The subdivider may also submit proof to the Tulare County RMA of another means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This other means will need to be approved by the Tulare County RMA and the process completed before the recordation of the final map.

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

June 24, 2008



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

Re: TRACT MAP 805-Redfield

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. Soil borings and percolation tests performed on lots 3, 8, 13, 19, and 32 were received. Additional percolation tests and soil borings would be required if a sewage disposal system tract requirement were to be established. A minimum of one (1) percolation test and one (1) ten (10) foot boring would be required to be performed on lots 1, 25, 35, 15 and 22.

2. If a sewage disposal system tract requirement is not established, then new sewage disposal systems shall be designed by a Registered Civil Engineer, Registered Environmental Health 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.

3. Domestic water service shall be provided by individual wells.

4. Out of service wells, septic tanks and underground fuel storage tanks shall be abandoned per Tulare County permit requirements.

Sincerely,

Allison Shuklian
Environmental Health Specialist
Environmental Health Services Division

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

March 1, 2007

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

Re: PRE 06-045 - Redfield

Dear Ms. Brusuelas:

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

1. Domestic water services shall be provided by individual wells. Applicant submitted sufficient water availability information. Well logs show several high yield wells. Applicant shall submit a recent water test for Nitrates and Gross Alpha (radiological) from one on site well to the TCEHSD prior to the approval of the tentative map.

2. A minimum of one (1) percolation test and one (1) ten (10) foot soil boring shall be performed on lots 3, 8, 13, 19, 25 and 32 in the vicinity of the proposed area of the on site sewage disposal system. Results may be used to establish a sewage disposal system tract requirement.

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 Environmental Health Services Division (TCEHSD) for review and approval.

4. Out of service wells, septic tanks and underground fuel storage tanks shall be abandoned per Tulare County permit requirements.

Sincerely,

Sabine T. Geaney

Sabine T. Geaney
Environmental Health Specialist III
Environmental Health Services

From: Patty Ackley
To: Charlotte Brusuelas
Date: 06/24/2008 4:17 PM
Subject: Project Review - Tentative Subdivision Map for Tract No. 805 for Ronald Redfield

Charlotte,

The proposed project is not within a required garbage collection area. The licensed waste hauler would be Waste Management in Area C.

The Solid Waste Division has no additional comments. Thank you.

Patty Ackley
Solid Waste Manager
Tulare County RMA
Solid Waste Division
5961 S Mooney Blvd
Visalia CA 93277
Bus: (559) 733-6653, Ext. 4848
Fax: (559) 740-4448
Web Site: www.tularecountyrecycles.com

California Department of Transportation

Phone message from Caltrans on June 18, 2008 @ 8:44 a.m.

Re: TM 805 for Ronald Redfield – "No Comment"

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

June 23, 2008

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

Project: Tentative Subdivision Map for Tract No. 805 for Ronald Redfield
District Reference No: 20080368

Dear Ms. Brusuelas:

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

1. The project is expected to have no significant adverse impact on air quality.

2. At full build-out the proposed project would be equal to or greater than 50 residential dwelling units and would be subject to District Rule 9510 (Indirect Source Review).

   District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 including payment of all applicable fees, be made a condition of the project's approval.

3. The proposed project may be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters). In the event an existing building will be renovated, partially

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

Southern Region
2700 M Street, Suite 275
Bakersfield, CA 93301-2370
Tel: (661) 326-6900 FAX: (661) 326-6985

www.valleyair.org

demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call Maya H. Garcia at (559) 230-5934.

Sincerely,

Dave Warner
Director of Permits Services

for Arnaud Marjollet
Permit Services Manager

DW: mhg

RESOURCE MANAGEMENT AGENCY

INTEROFFICE MEMORANDUM

July 29, 2009

TO: Sammi Franks, Project Planner

FROM: Craig Anderson, Engineer III

SUBJECT: Tentative Subdivision Tract No. 805 - Revised

DEVELOPER: Ronald Redfield

As shown on the preliminary subdivision map, the developer wishes to develop approximately 110 acres into 46 residential lots located north of the City of Woodlake.

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 within the proposed development 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 680E of the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Maps for Community Number 065066 dated June 16, 2009, the subject site is located within Flood Zone X (formerly zone C). No flood mitigation measures are required for flood zone X.

The subdivider shall provide for an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Approval of this tentative map shall be conditioned so that the subdivider provides for said assessment district, or other acceptable funding mechanism, before recordation of the final map.

The additional traffic associated with this proposed development will create further degradation of the existing dilapidated paved surfaces on Avenue 360 and Road 220. As such, the developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north.

Furthermore, we recommend the following conditions for the approval of the tentative map for Tract 805:

1. All public improvements serving this subdivision shall be constructed in accordance with the Tulare County Improvements Standards and the Foothill Growth Management Plan, unless and except as such standards are modified within.

2. All utility easements shall be shown on the final map.

3. All water, gas, electric, telephone, cable television, 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.

4. The developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north. All interior streets shall be constructed to FGMP standards for a two-way street with an ADT not to exceed 400. Maxwell Avenue, Macinas Street and Madridano Avenue shall have 60 foot rights-of-way and Franklin, Murphy and Cameron Roads shall have 56 foot rights-of-way. Madridano and Maxwell Avenues shall have 56 foot rights-of-way from Macinas Street to Franklin Street.

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 applicant or the applicant's contractor shall obtain the necessary encroachment permits from the Tulare County Resource Management Agency before starting any construction within the right of way of a County maintained road. The applicant may contract the Resource Management Agency – Encroachment Permit Section at 733-6291 for information on the requirements for encroachment permits in order to avoid unexpected delays. Improvements that typically require encroachment permits are drive approaches, curb and gutter, sidewalk, paveout, road reconstruction, and utilities.

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. Installation of street name and traffic signs will be done by the Resource Management Agency (RMA) and the cost for such subsequently reimbursed by the subdivider.

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, and
d. Hydraulic calculations of pipe sizes, drainage channels, etc.

9. All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or county road frontages. Improvement plans detailing site grading and drainage 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 shall prepare improvement plans for this subdivision. The improvement plans shall address all aspects of constructing the improvements and shall identify existing topography, drainage, lot grading, road improvement details, street sign locations, utility relocations and any other details relevant to constructing the public improvements. The improvement plans shall be submitted to and approved by the County Engineer or his designee prior to initiation of construction.

11. The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received. The subdivider may also submit proof to the Tulare County RMA of another means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This other means will need to be approved by the Tulare County RMA and the process completed before the recordation of the final map.

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

August 3, 2009

SAMANTHA FRANKS
RESOURCE MANAGEMENT AGENCY
5961 S MOONEY BLVD
VISALIA CA 93277

Re: Tract Map 805 - Redfield

Dear Ms. Franks:

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

1. The water system will be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). The applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to operating the system.

2. The applicants shall identify which existing wells (a minimum of two) are to be used for the community water system. The existing public domestic wells, or any new wells, used for the water system, shall have or be reconstructed to have a minimum of a 50 foot annular seal and a 14" thick surface seal, as required by the Tulare County Well Ordinance.

3. The applicant shall submit a water test for nitrates, gross alpha, and Total Coliform for the wells that will be a part of the community water system prior to the approval of the tentative map.

4. The site plan currently shows ~~20~~ 17 per Allison Shicklian 11-2-09 JJ wells. The applicant needs to indicate what the intent of each well will be used for in this project.

5957 South Mooney Boulevard ▪ Visalia, California 93277-9394 ▪ (559) 737-4660

5. Sewer service for each lot shall be provided by individual sewage disposal systems. Prior to obtaining a building permit for the new sewage disposal system, soil data, which includes percolation tests and a ten foot soil boring will be required to be submitted to the Tulare County Environmental Health Services Division for review. Based on the information provided, the TCEHSD will determine whether an Engineered Design for new sewage disposal systems will be required for that lot.

Sincerely,

Allison Shuklian
Environmental Health Specialist
Environmental Health Services Division

RESOURCE MANAGEMENT AGENCY

INTEROFFICE MEMORANDUM

July 28, 2009

TO: Alison Shuklian – Health and Human Services; Craig Anderson – Engineering; Al Miller - Fire

FROM: Sammi Franks, Project Planner

SUBJECT: TM 805 – Revised Map

Applicant: Ron Redfield
21606 Avenue 360
Woodlake, CA 93286

Agent: Forester, Weber & Associates, LLC
1620 W. Mineral King Ave., Suite B
Visalia, CA 93291

Please review the revised tentative subdivision map and let me know if you have **any changes** to your original consultation response. Please also let me know if you have **no changes** to your original consultation response.

I need your response as soon as possible or by August 5th at the latest.

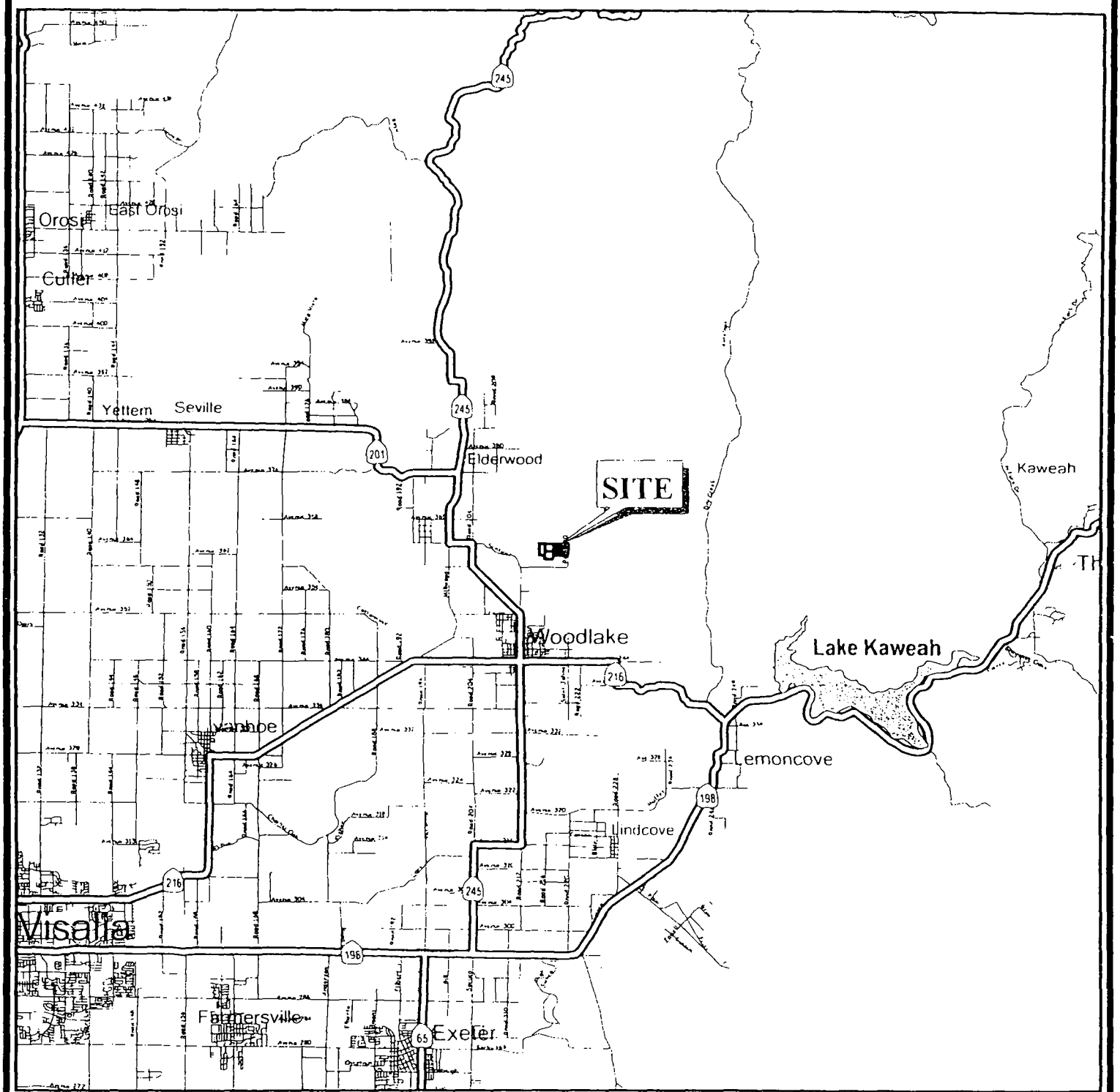
If you have any questions please call me at 624-7105.

Thank you

Samantha, project planner

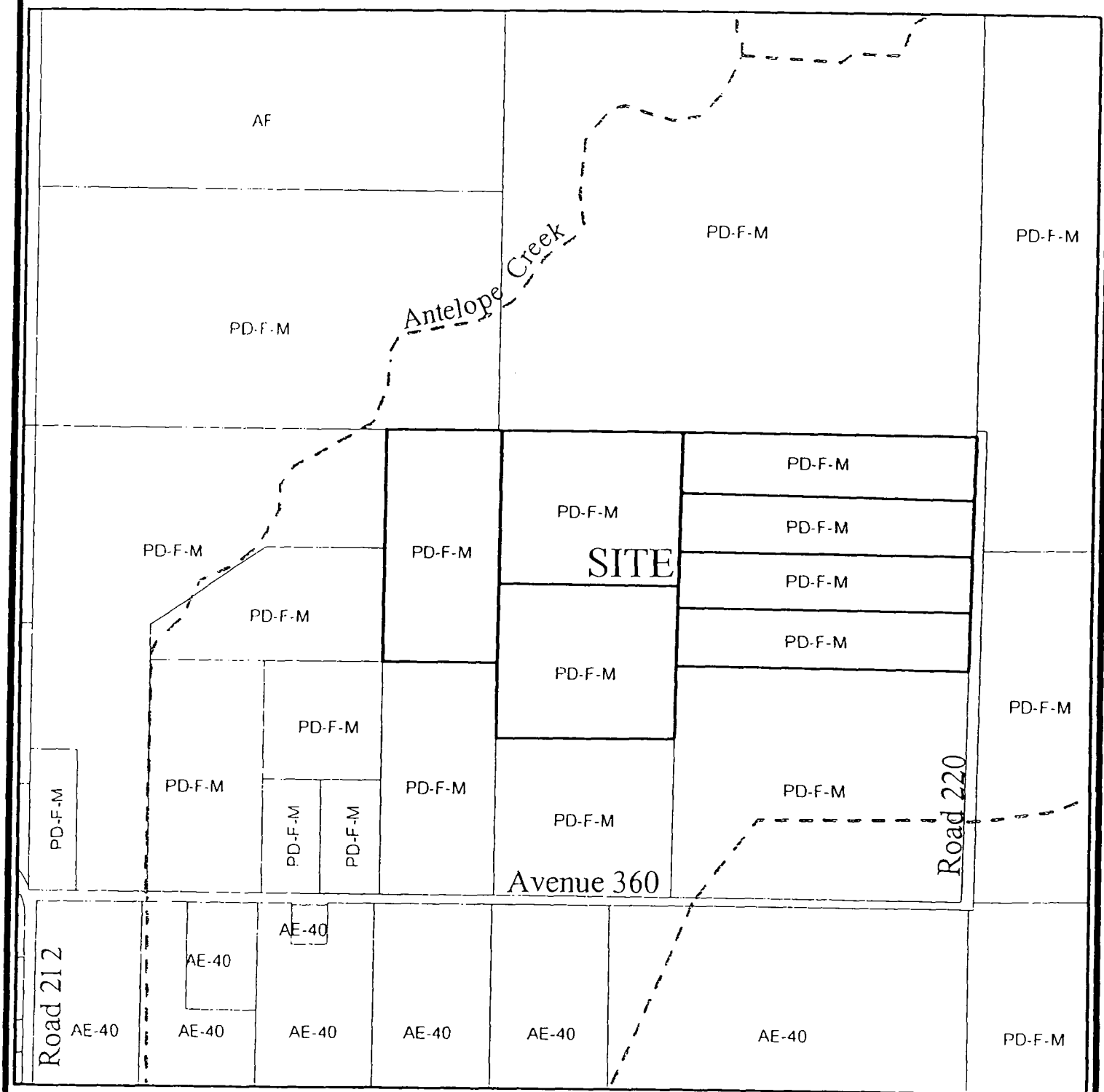
NO CHANGES
THANKS
Rec. 7-28-09 A.I.

Vicinity Map for TM 805



Map Created: Jun 19, 2008 By: Design/Graphics g:\gis_data\av_projects\buf&lb\other\tm-805.apr

Existing Zoning Map for TM 805



Owner: REDFIELD RONALD F (TR)
Address: 21606 AVE 360
City, State ZIP: WOODLAKE CA 93286

Applicant: Ron Redfield
Agent: Forester, Weber & Associates

Assessors Parcel # 064140017, 064140018, 064140019, 064140024, 064140025, 064140026, 064140027

400 0 400 800 1200 1600 Feet

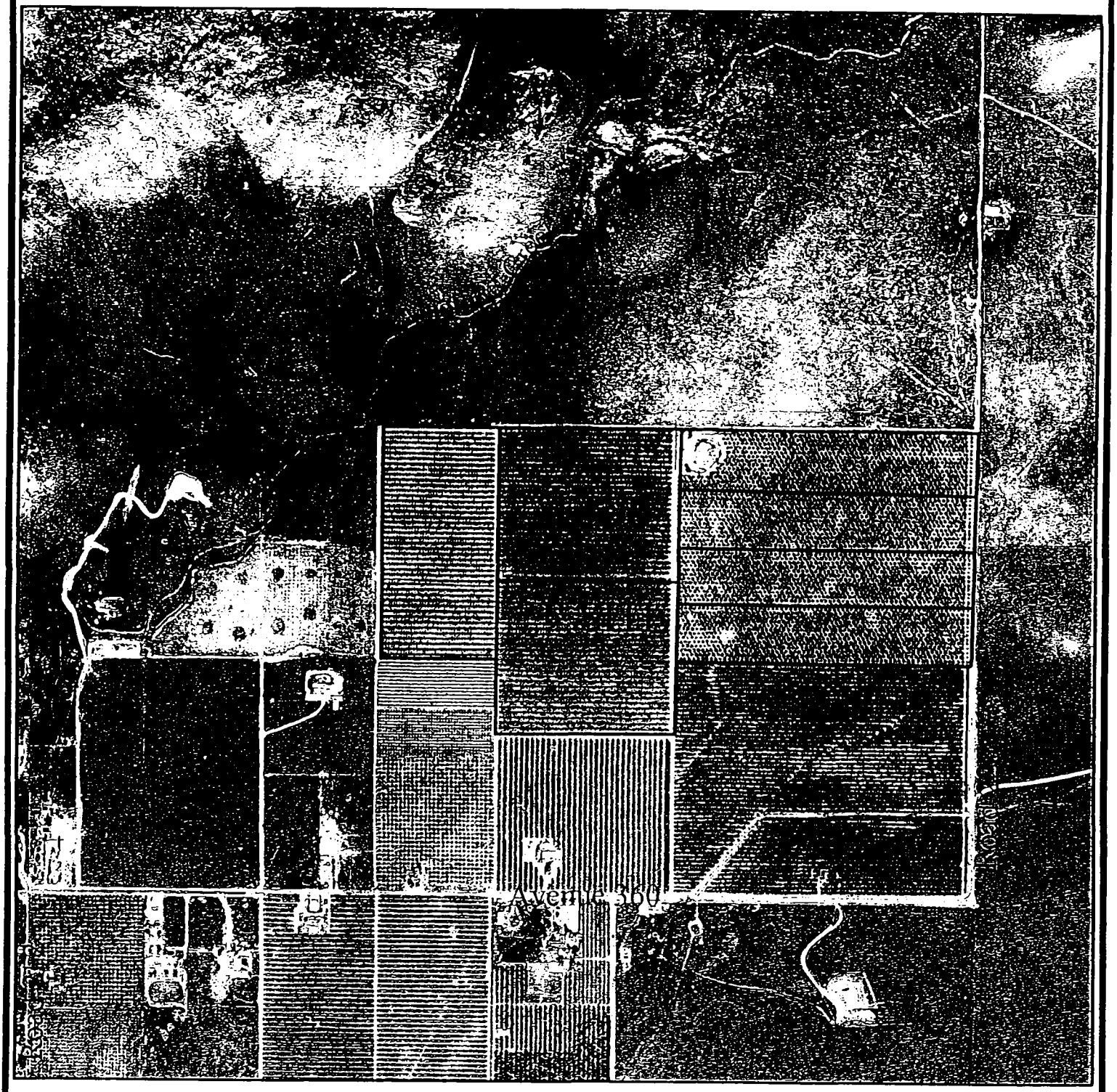
N

SITE Project Site for TM 805

Map Created: Jun 19, 2008 By: Design/Graphics g:\gis_data\ev_projects\buf&rb\other\tm-805.apr

T.H.

Aerial Photograph for TM 805



Owner: REDFIELD RONALD F (TR)
Address: 21606 AVE 360
City, State ZIP: WOODLAKE CA 93286

Applicant: Ron Redfield
Agent: Forester, Weber & Associates

Assessors Parcel # 064140017, 064140018, 064140019, 064140024, 064140025, 064140026, 064140027

400 0 400 800 1200 1600 Feet

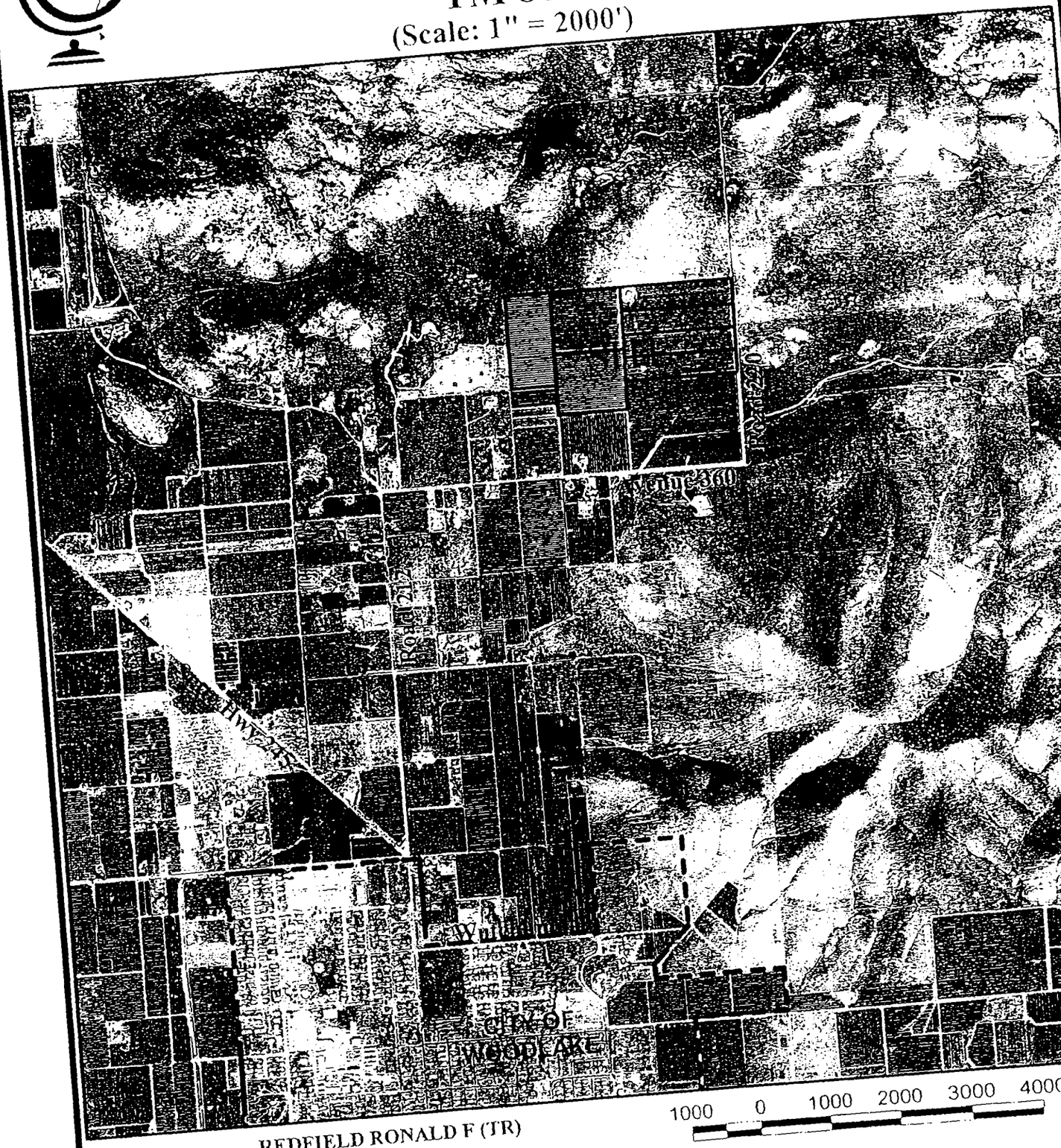
N

SITE Project Site for TM 805

Map Created: Jun 19, 2008 By: Design/Graphics g:\gis_data\av_projects\buf&lb\other\tm-805.apr

Aerial Photograph for TM 805

(Scale: 1" = 2000')



1000 0 1000 2000 3000 4000 Feet

N

Owner: REDFIELD RONALD F (TR)
Address: 21606 AVE 360
City, State ZIP: WOODLAKE CA 93286

Applicant: Ron Redfield
Agent: Forester, Weber & Associates

Assessors Parcel # 064140017, 064140018, 064140019, 064140024, 064140025, 064140026, 064140027

SITE Project Site for TM 805

Map Created: Jun 19, 2008 By: Design/Graphics g:\gis_data\av_projects\but&lbhother\tm-805.apr

REDFIELD ESTATES
TENTATIVE SUBDIVISION
FINAL SITE PLAN

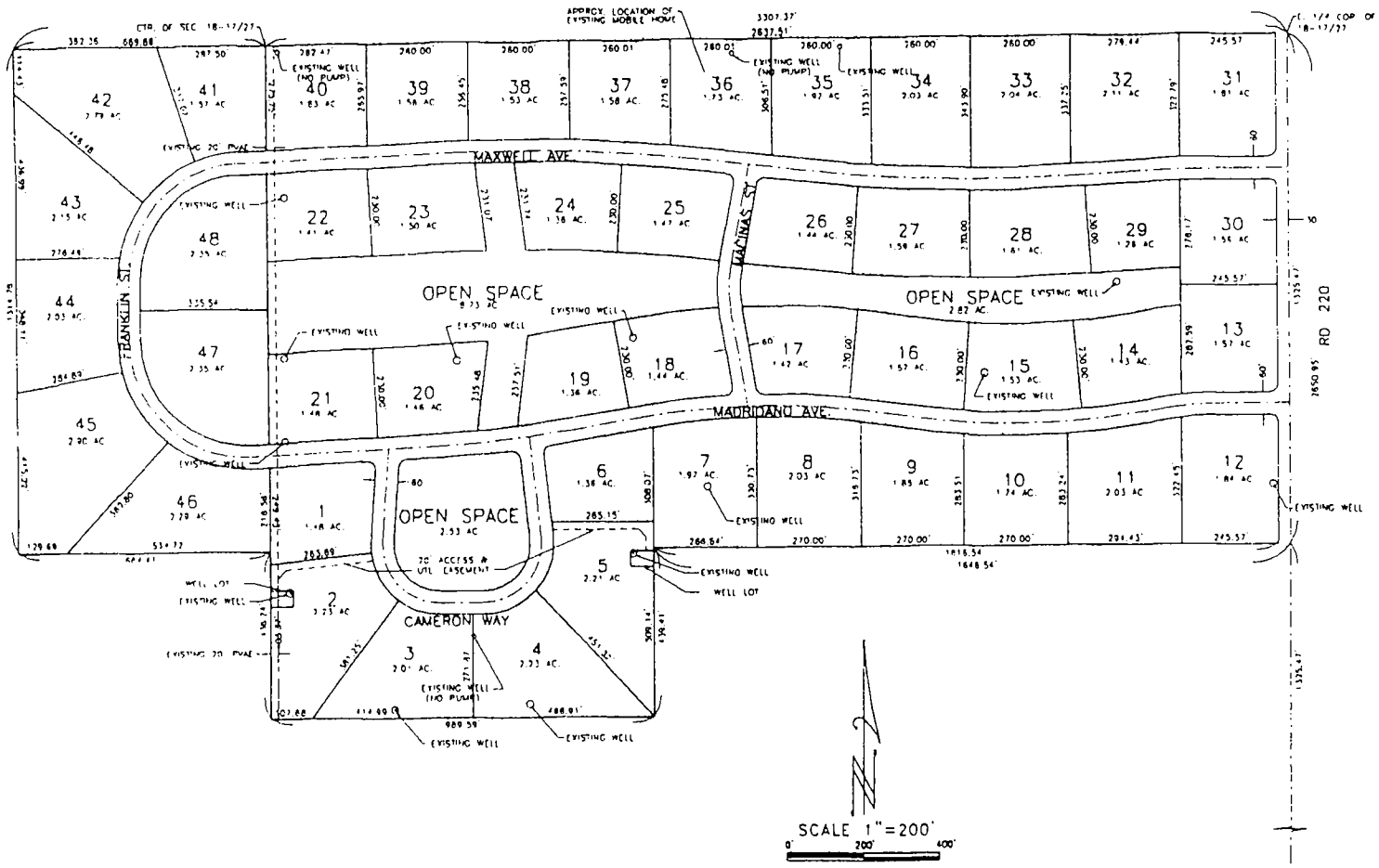
BEING A PORTION OF THE S.E. 1/4 OF SEC. 18 T.17S., R.27E., M.D.M. LOCATED IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

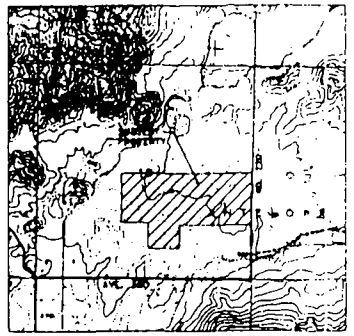
REVISED
MARCH 2010

OWNER: RON REDFIELD
21606 AVE. 360
WOODLAKE, CALIFORNIA 93286

SURVEYOR: FORESTER, WEBER & ASSOCIATES, LLC
1620 W. Mineral King Ave. Suite B
Visalia, California 93291
(559) 732-0100

NOTES:
EXISTING PROPERTY USE: AG/RES
PROPOSED PROPERTY USE: RESIDENTIAL
ZONING: RDFV
AREA = 110.00 AC ±
APN: 064-014-017,018,019,024,025,028 & 029
FLOOD ZONE: C
ALL EXISTING WELLS ARE APPROXIMATE LOCATIONS





Vicinity Map
NO SCALE

ATTACHMENT FOUR

Reports/Studies: Water Analysis, Focused Traffic Study, Feasibility Study for Installation of Sewage Disposal Systems

WATER ANALYSIS

BSK Analytical Laboratories
Engineering & Laboratories

1414 Stanislaus Street
Fresno, CA 93706
(559) 497-2888
Fax (559) 485-6935

BSK Submission Number: 2008040931

TM 805

04/18/2008

Ron Redfield
21606 Ave. 360
Woodlake, CA 93286

Dear Client,

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

Certification: BSK Analytical Laboratories certifies that the test results contained in this report meet all requirements of the NELAC Standards for applicable certified drinking water chemistry analyses under CA NELAP Certificate #04227CA, CA-ELAP Certificate #1180, and Nevada Certificate #CA79. For all other matrices and bacteriological analyses, this data package is in compliance with ELAP Standards for applicable certified analyses under CA-ELAP Certificate #1180. Any exceptions to applicable standards have been noted in the case narrative. Please note that certifications are applicable only to tests and/or analytes specified on each. Certification information may be obtained by contacting the laboratory or visiting our website at www.bsklabs.com. The results in this report pertain only to the samples tested in the laboratory. This report shall not be reproduced, except in full, without written permission from BSK Analytical Laboratories.

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

BSK ANALYTICAL LABORATORIES

Scott Meadows
Client Services Representative

MAY 2008
RECEIVED
FORESTER. WEBER
LLC

ACCREDITED IN ACCORDANCE WITH nelac

Case Narrative

BSK Submission Number: 2008040931

SAMPLE AND RECEIPT INFORMATION

The sample(s) was received, prepared, and analyzed within the method specified holding times unless otherwise noted on the Certificate of Analysis. Samples, when shipped, arrived within acceptable temperature requirements of 0° to 6° Celsius unless otherwise noted on the Report of Sample Integrity. Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.

QUALITY CONTROL

All analytical quality controls are within established method criteria except when noted in the Quality Control section or on the Certificate of Analysis. All positive results for EPA Methods 504.1, 502.2, and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed. QC samples may include analytes not requested in this submission.

RUN	ORDER	TEST	ANALYTE	COMMENT
150880	975239	EPA 00-02	Gross Alpha	MS recovery was affected by the matrix.

SAMPLE RESULT INFORMATION

Samples are analyzed as received (wet weight basis) unless noted here. The results relate only to the items tested. Any exceptions to be considered when evaluating these results are also listed here, if applicable. Results contained in this package shall not be reproduced, except in full, without written approval of BSK Analytical Laboratories.

ORDER	TEST	ANALYTE	COMMENT
972750	EPA 300.0	Nitrate (NO3)	One or more analytes were diluted due to matrix interference.

Carbon Copies to:

FREDWEBER: @ Fred Weber & Associates *1620 Mineral King, Suite B Visalia, CA 93291*

BSK Analytical Laboratories
Engineers & Laboratories

1414 Stanislaus Street
Fresno, California 93706
(559) 497-2888
Fax (559) 485-6935

Certificate of Analysis

NELAP Certificate #04227CA
ELAP Certificate #1180

Ron Redfield
21606 Ave. 360
Woodlake, CA 93286

BSK Submission #: 2008040931
BSK Sample ID #: 972750

Report Issue Date: 04/18/2008

Project ID: Project Desc:
Submission Comments:
Sample Type: Liquid
Sample Description: 21606 Ave 360 Woodlake, CA 93286 Well #10
Sample Comments:

Date Sampled: 04/10/2008
Time Sampled: 0930
Date Received: 04/10/2008

Inorganics

Analyte	Method	Result	Units	PQL	Dilution	DLR	Prep Date/Time	Analysis Date/Time
Nitrate (NO3)	EPA 300.0	ND	mg/L	1.0	10	10	04/11/08 10:15	04/11/08 10:15

Radiological

Analyte	Method	Result	Units	MDC	Prep Date/Time	Analysis Date/Time
Gross Alpha	EPA 00-02	4.4	pCi/L	1.14	04/15/08	04/16/08
Gross Alpha 2 Sigma Uncertainty	EPA 00-02	0.38	+/-			

mg/L: Milligrams/Liter (ppm)
mg/Kg: Milligrams/Kilogram (ppm)
µg/L: Micrograms/Liter (ppb)
µg/Kg: Micrograms/Kilogram (ppb)
%Rec: Percent Recovered (surrogates)

PQL: Practical Quantitation Limit
DLR: Detection Limit for Reporting : PQL x Dilution
ND: None Detected at DLR
pCi/L: Picocurie per Liter

H: Analyzed outside of hold time
P: Preliminary result
S: Suspect result. See Case Narrative for comments.
E: Analysis performed by External laboratory. See External Laboratory Report attachments.
MDC: Min Detectable Concentration

Report Authentication Code:

2008040931 04/10/2008
REDFIELD R TAT: Standard
410090

Sample Integrity

Pg. 1 of 2

Date Received 4/10/08

Section 1- Sampled Same Day

Sample Transport: Walk In (SJVC) BSK-Courier Transported In: (Ice Chest) Box Hand

Has chilling process begun? (Y) N Samples Received: (Chilled to Touch) / Ambient / On Ice

Section 2- Sampled Previously

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

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

Was Temperature In Range : Y N Received On Ice: Wet Blue

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

Section 4- Bottles / Analysis	Yes	No	N/A	Comment
Did all bottles arrive unbroken and intact?:	—			
Were bottle custody seals present?		—		
Were bottle custody seals intact?			—	
Did all bottle labels agree with COC?:	—			
Were correct containers used for the tests requested?:	—			
Were correct preservations used for the tests requested?:	—			
Was a sufficient amount of sample sent for tests indicated?:	—			
Were bubbles present in VOA Vials?: **(Volatile Methods Only)**			—	
Were Ascorbic Acid Bottles received with the VOAs			—	

Section 5- Comments / Discrepancies

Sample(s) Split/Preserve: (Yes) No Container: 3 oz. Preservation: HNO3 Init.:

Was Client Service Rep. notified of discrepancies: Yes No (N/A) CSR: Notified By:

Explanations / Comments

Report Comment Entered:

Labeled by: Labels checked by:

SR-FL-0002-02

2008040931 04/10/2008
REDFIELD R TAT: Standard
410090

Sample Integrity Pg 2 of 2

BSK Bottles (Yes) No

SR-FL 0002-02

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

Container(s) Received	
Bacti $Na_2S_2O_3$	1
None (p) White Cap	1B
None (p) Blue Cap	
HNO_3 (p) Red Cap	1C
H_2SO_4 (p) Yellow Cap	
NaOH (p) Green Cap	
Other:	
Dissolved Oxygen 300ml (g)	
250ml (AG) None	
250ml (AG) H_2SO_4 COD Yellow Label	
250ml (AG) $Na_2S_2O_3$ 515,547 Blue Label	
250ml (AG) $Na_2S_2O_3$+ MCAA 531.1 Orange Label	
250ml (AG) NH_4Cl 552 Purple Label	
250ml (AG) EDA DBPs Brown Label	
250ml (AG) Other:	
500ml (AG) None	
500ml (AG) H_2SO_4 TPH-Diesel Yellow Label	
1 Liter (AG) None	
1 Liter (AG) H_2SO_4 O&G Yellow Label	
1 Liter (AG) $Na_2S_2O_3$ 548 / 525 / 521 Blue Label	
1 Liter (P) $Na_2S_2O_3$+ H_2SO_4 549	
1 Liter (AG) NaOH+ZnAc Sulfide	
1 Liter (AG) Ascorbic/EDTA/Pot Citrate 527 Grey Label	
1 Liter (AG) CuSO4/Trizma 529 Turquoise Label	
1 Liter (AG) Na_2SO_3 / HCL 525 **UCMR** Neon Green Label	
1 Liter (AG) Ammonium Chloride 535 Purple Label	
40ml VOA Vial Clear – HCL	
40ml VOA Vial Amber – $Na_2S_2O_3$	
40ml VOA Vial Clear – None	
40ml VOA Vial Clear - $Na_2S_2O_3$ 504, 505	
40ml VOA Vial Clear – H_3PO_4	
Other:	
Asbestos 32oz Plastic/Foil	
Radiological GA / GB (½ 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	

4/10/08

BSK ANALYTICAL LABORATORIES

1414 STANISLAUS ST., FRESNO, CA 93706
(559) 497-2888 · FAX (559) 497-2893 · www.bsklabs.com

2008040931 04/10/2008
REDFIELD R TAT: Standard
410090

* Required Fields

Temp _____

Client/Company Name *:	Report Attention* :	Phone* Fax* :
Ron Redfield	Ron Redfield Fred Weber & Associates	564-4582 Fax*: 732-0102 Email :

Address* Ron Redfield 21606 Ave 360 City* Woodlake State* Ca Zip* 93286
Fred Weber & Associates 1620 N. Mineral King Suite B. Visalia, Ca 93291

Project Information: PO# Quote#

Carbon Copies: (Circle One)
CDHS Fresno Co EPA
Merced Co Tulare Co
Other:

How would you like your completed results sent? ☐ E-Mail ☐ Fax ☐ EDD ☒ Mail Only-

REGULATORY COMPLIANCE
Electronic Data Transfer: Y N
System No.*

Sampler Name Printed / Signature* Ron Redfield / Ron Redfield

QC Request: STD Level II

Result Request **Surcharge: STD 5Day** 2Day** 1 Day**

ANALYSIS REQUESTED

NITRATES	GROSS ALPHA	Radiological

Matrix Types: RSW= Raw Surface Water CFW= Chlorinated Finished Water CWW= Chlorinated Waste Water BW= Bottled Water RGW = Raw Ground Water FW = Finished Water WW = Waste Water SW = Storm Water DW = Drinking Water SO = Solid

Sample #	# Btls	Sampled* Date	Time	Sample Description/Location*	Matrix*	Comments / Station Code	NITRATES	GROSS ALPHA	Radiological
1	2	4/10/08	9:30AM	21606 Ave 360 Woodlake, Ca 93286 well #10			X	X	X
	2	4/10/08	9:30AM	21606 Ave 360 Woodlake, Ca 93286 well #10			X	X	X

Relinquished by : (Signature and Printed Name)	Company	Date	Time	Received by (Signature and Print Name)	Company
Ron Redfield / Ron Redfield	—	4/10/08	9:30AM		
Relinquished by : (Signature and Printed Name)	Company	Date	Time	Received by (Signature and Print Name)	Company
		4/10/08	12:25	Chris Skelton	BSK

Received for lab by : (Signature and Printed Name) Date: 4/10/08 Time: 1720 Payment Received at Delivery: Date: 4/10/08 Amount: $65.- Check/Cash/Card PIA# 501383 Init

Shipping Method: CAO UPS GSO WALK-IN SJVC FED EX OTHER

Cooling Method: WET BLUE NONE

Packing Material:

Notice: 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 fee billings charges and interest calculated at 1 1/2% per month, 18% per annum. BSK & Associates shall be entitled to recover on delinquent accounts, cost of collections, including attorneys' fees incurred prior to or in litigation whether concluded by judgment settlement, compromise or otherwise. The person signing for the client/Company expressly acknowledges that they are either the Client or authorized agent to the Client, an the Client agrees to be responsible for payment for analytical services on this Chain of Custody. Any modification of the analysis requested either type or quantities, will be noted and agreed upon this Chin of Custody.

from AWWARF Residential End Uses of Water study

To order a copy of the Residential End Uses of Water study, call the AWWA Bookstore - 800-926-7337 or visit the .

Mean daily per capita water use, *12 study sites*

Fixture/EndUse	Avg. gallons per capita per day	Avg. liters per capita per day	Indoor use percent	Total use percent
Toilet	18.5	70.0	30.9%	10.8%
Clothes washer	15	56.8	25.1%	8.7%
Shower	11.6	43.9	19.4%	6.8%
Faucet	10.9	41.3	18.2%	6.3%
Other domestic	1.6	6.1	2.7%	0.9%
Bath	1.2	4.5	2.0%	0.7%
Dishwasher	1	3.8	1.7%	0.6%
Indoor Total	***59.8***	***226.3***	***100.0%***	***34.8%***
Leak	9.5	36.0	NA	5.5%
Unknown	1.7	6.4	NA	1.0%
Outdoor	100.8	381.5	NA	58.7%
TOTAL	**171.8**	**650.3**	**NA**	**100.0%**

171.8 gal/day
× 5 people
Family of 5: 859.00 gal/day
365 days
313,535.00 gal/yr.
325,851 gal/acre ft
Total
0.962 ac ft per year
for family of 5

Indoor. 59.8 gal/day
× 5
family of 5. 299.00
365 days
109,134 gal/yr. 0.33 ac-ft

Leaks

A small number of homes were responsible for the majority of the leakage. While the average daily leakage was 21.9 gallons, the standard deviation was 54.1 indicating a wide spread in the data. The median leakage rate was only 4.2 gallons per household per day. Nearly 67 percent of the study homes leaked an average of 10 gallons per day or less, but 5.5 percent of the homes leaked an average of more than 100 gallons per day. Saying it another way, 10% of the homes logged were responsible for 58% of the leaks found.

In the 100 data logged homes with the highest average daily indoor water use, leaks accounted for 24.5 percent of average daily use. These top 100 homes averaged 90.4 gallons per day (gpd) of leaks compared with 21.9 gpd for the entire 1,188 home data logged group.

Clothes Washers

A total of 26,981 loads of laundry were recorded over the 28,015 logged days during the study. Across all 1,188 logged households in the REUWS, the average loads of laundry per day was 0.96 (this includes the 26 logged homes which reported they did not have a clothes washer on the mail survey). The mean daily per capita clothes washer usage across all households was 15.0 gpcd.

The average volume per load of clothes was 40.9 gallons with a standard deviation of 12.2 and a median volume of 39.8 gallons. Seventy-five percent of the observed loads were between 25 and 50 gallons. The range in volumes indicates the variety of clothes washers in service which includes extra large top loading machines and low volume horizontal axis washers. Also influencing the distribution is the tremendous number of wash settings available on modern clothes washers. Users are often able to individually adjust the size of the load, the number of cycles, the water temperature, etc.

Fixture Utilization

The data collection technique employed in the REUWS made it possible to calculate mean daily fixture usage for toilets, showers, clothes washers, dishwashers, baths, faucets, etc. Study participants across all 12 study sites flushed the toilet an average of 5.05 times per person per day. The participants took an average of 0.75 showers and baths combined per person per day. Clothes washers were run an average of 0.37 times per person per day and dishwashers were run an average of 0.1 times per person per day. Faucet utilization was calculated in terms of minutes per capita per day rather than as a count of faucet uses per day. Study residents ran their faucets an average of 8.1 minutes per capita per day.

ULF Toilet Savings

Of the over 289,000 toilet flushes recorded during the two year end use monitoring, 14.5 percent of the flushes were less than 2.0 gpf, 34.7 percent of the flushes were between 2 and 3.5 gpf, and 50.8 percent were greater than 4 gpf.

Of the 1188 data logged homes, 101 (8.5 percent) used ULF toilets almost exclusively. This number was determined by first calculating the average flush volume for each study residence. Homes with an average volume per flush of less than 2.0 gallons over the 4 week data logging period were classified as "ULF only" homes meaning that while they may have other units, they use ULF units almost exclusively. The 101 "ULF only" homes used an average of 24.1 gallons per household per day (gpd) for toilet purposes. The residents of these homes flushed the toilet an average of 5.04 times per person per day and used an average of 9.5 gpcd for toilet purposes.

Another 311 study homes (26.2 percent) were found to have a mixture of ULF and non-ULF toilets. These homes were distinguished by counting the number of toilet flushes which used less than 2.0 gallons per flush. Homes that had six or more ULF flushes (and who were not part of the "ULF only" group were placed in the "mixed" toilet group. Homes with a mixture of ULF and non-ULF toilets used an average of 45.4 gpd for toilet purposes. The residents of these homes flushed the toilet an average of 5.39 times per person per day and used an average of 17.6 gpcd for toilet purposes.

The remaining 776 study homes we placed in the "non-ULF" group. The "non-ULF" study homes averaged 47.9 gpd for toilets. Residents in these homes flushed an average of 4.92 times per person per day and used an average of 20.1 gpcd. ***The net potential savings when comparing "ULF only" homes from this study to the "non-ULF" homes is therefore is 10.5 gpcd.***

LF Shower Savings

So called "Low Flow" shower heads are designed to restrict flow to a rate of 2.5 gpm or less. By calculating the modal shower flow rate for each shower at each study residence it was possible to separate homes which always showered in the low-flow range (LF houses), homes which occasionally showered in the low flow range (Mixed houses), or homes which showered exclusively above the low flow range (Non-LF houses). About 15 percent of the study homes showered in the low flow range exclusively, 60.4 percent occasionally showered in the low flow range, and 24.5 percent showered exclusively above the low flow range.

The LF shower homes used an average of 20.7 gpd and 8.8 gpcd for showering, while the non-LF shower homes used an average of 34.8 gpd and 13.3 gpcd. However, the duration of the average shower in the LF shower homes was 8 minutes and 30 seconds, 1 minute and 48 seconds longer than the average shower duration in the non-LF homes which was 6 minutes and 48 seconds.

Back to Publications

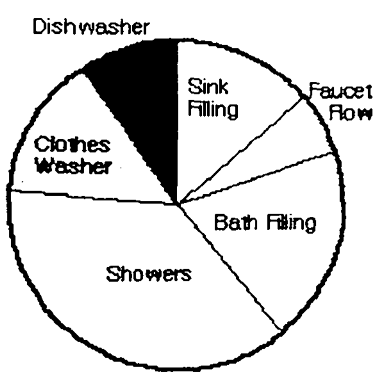
oikos

Residential Water Use

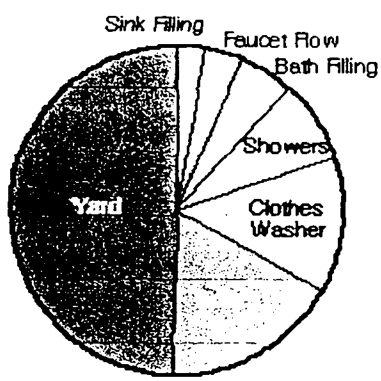
Water heating is the second largest energy use in new homes after space conditioning (heating and cooling). A paper published last year by Lawrence Berkeley National Laboratory presents a detailed breakdown of household water use. The charts below show national average water consumption by end use for new homes. They include the effect of new standards.

The report, titled *The Effect of Efficiency Standards on Water Use and Water Heating Energy Use in the U.S.: A Detailed End-use Treatment* (LBL-35475) by Koomey, Dunham and Lutz, can be obtained by calling 510-486-6444 or faxing 510-486-6996.

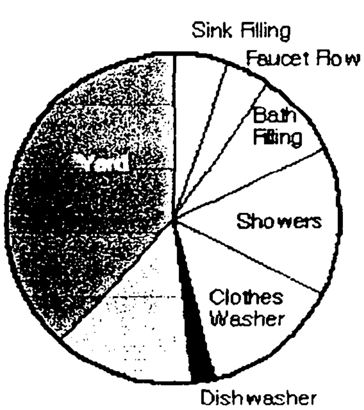
Hot Water



Cold Water



Hot and Cold



Saturation Weighted Water Use for New Homes (gallons/day)

	Hot Water	Cold Water	Hot and Cold

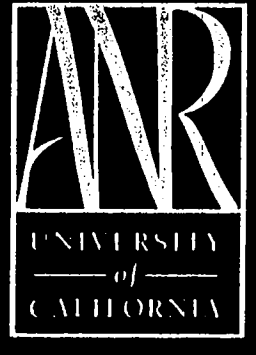
Sink Filling	7	5	12
Faucet Flow	3	6	9
Bath Filling	10	9	19
Showers	19	14	33
Clothes Washer	7	23	30
Dishwasher	5	0	5
Toilet	0	30	30
Yard	0	86	86
Total	**51**	**173**	**224**

x 365 = 81,760 gal/yr.
.25 ac/ft per yr.

This article appeared in Energy Source Builder #42 December 1995

Olive Irrigation Management

Joe Connell, Farm Advisor
UC Cooperative Extension Butte County

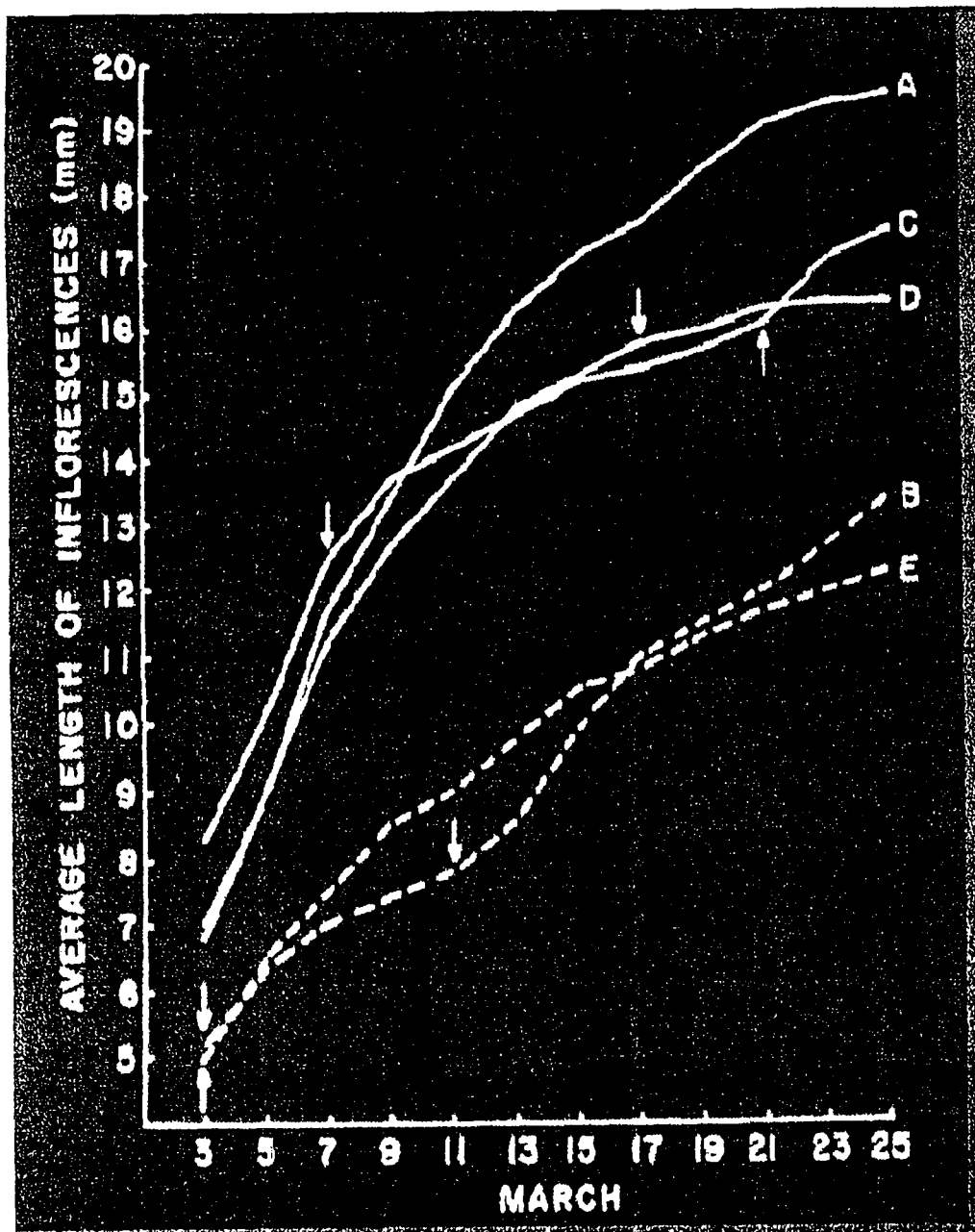


Agriculture & Natural Resources

University of California
Cooperative Extension

Proper irrigation is important for good bloom, fruit sizing, total yield, and reduction of alternate bearing

Wildfire



Inflorescence Growth

* Continuous ample soil moisture.

* Moisture deficit in mid-March, at intermediate flower development.

* Moisture deficit in late March.

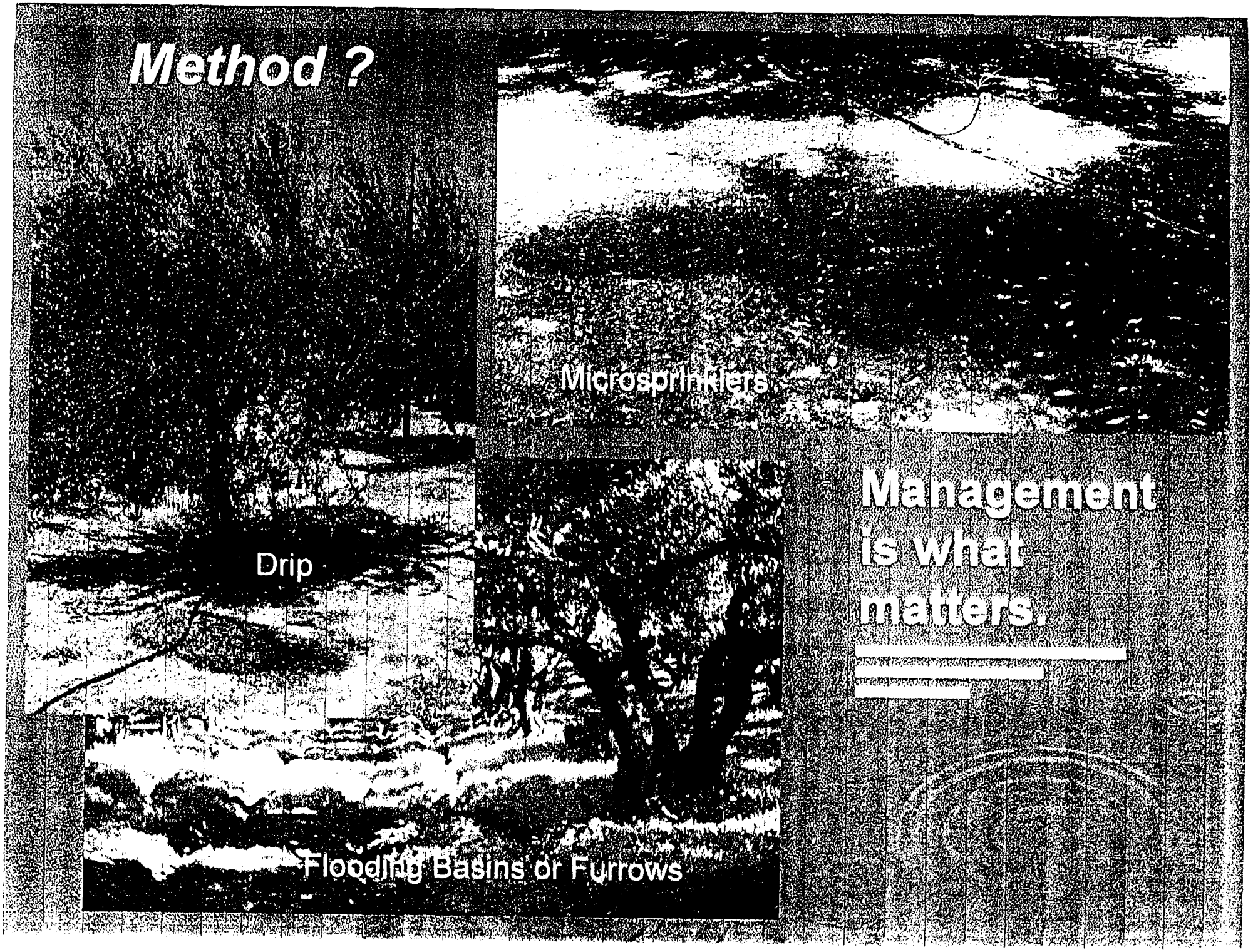
* Moisture deficit in early March, an early stage of flower development.

* Continuous moisture deficiency.

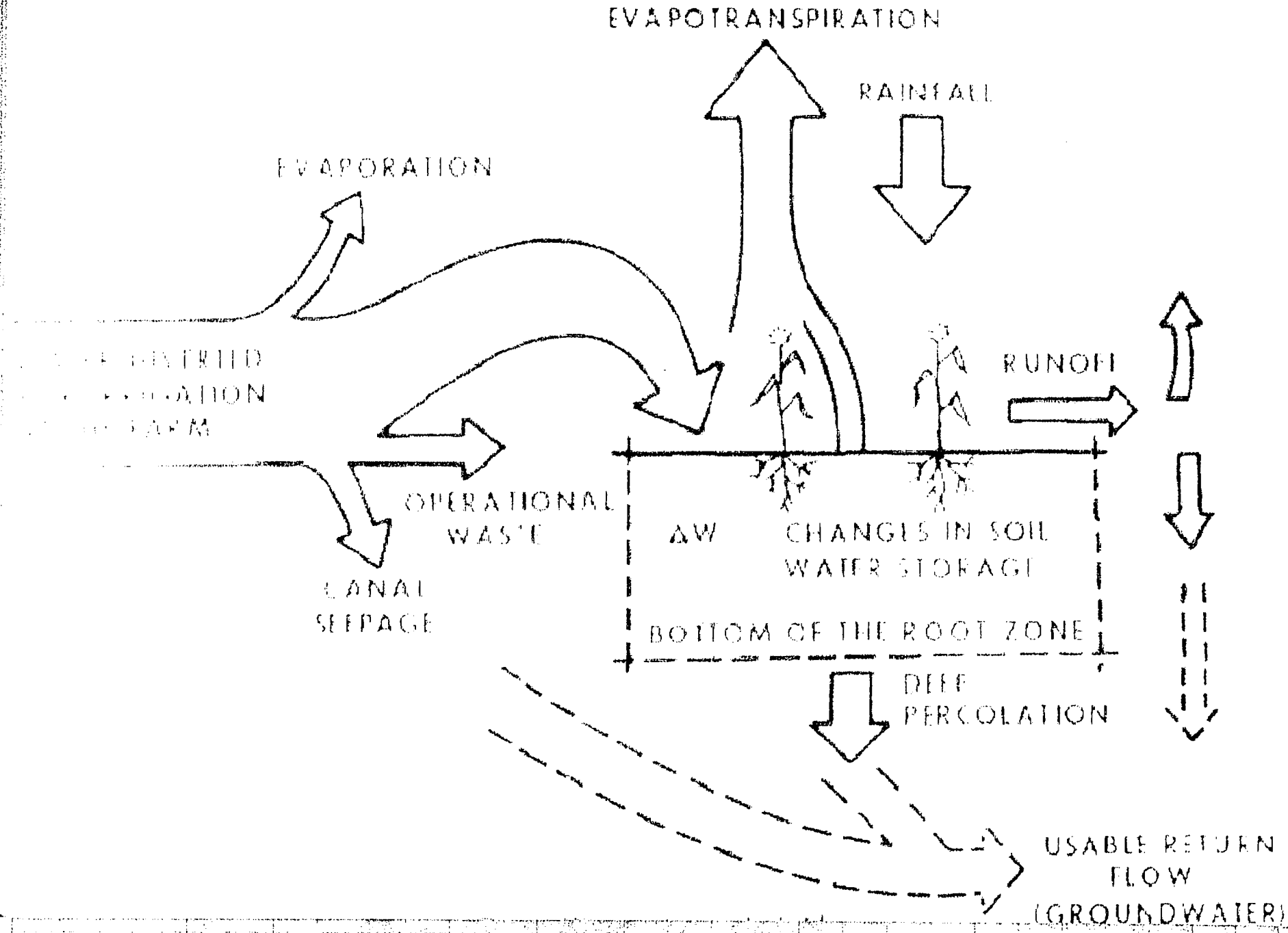
Source: Dr. H.T. Hartmann, UCD Pomology

Effect of Early Spring Water Stress on Barouni Olives (Hartmann, 1960)

Water Stress Timing	% Leaf Drop	# Flowers/ Inflorescence	% Perfect Flowers	# Fruits / 100 Inflorescences
Control (No stress)	2.8	15.7	27.4	3.3
3/3-3/11	12.2	4.9	65.4	4.3
3/7-3/21	8.4	8.7	4.0	0.1
3/18-4/4	4.8	8.3	9.3	0.6
3/1-4/4	12.5	6.7	0.6	0.3
P = .05	--	3.2	21.4	--


Method ?
Microsprinklers
Drip
Flooding Basins or Furrows
Management is what matters.

The Water Balance of a Field



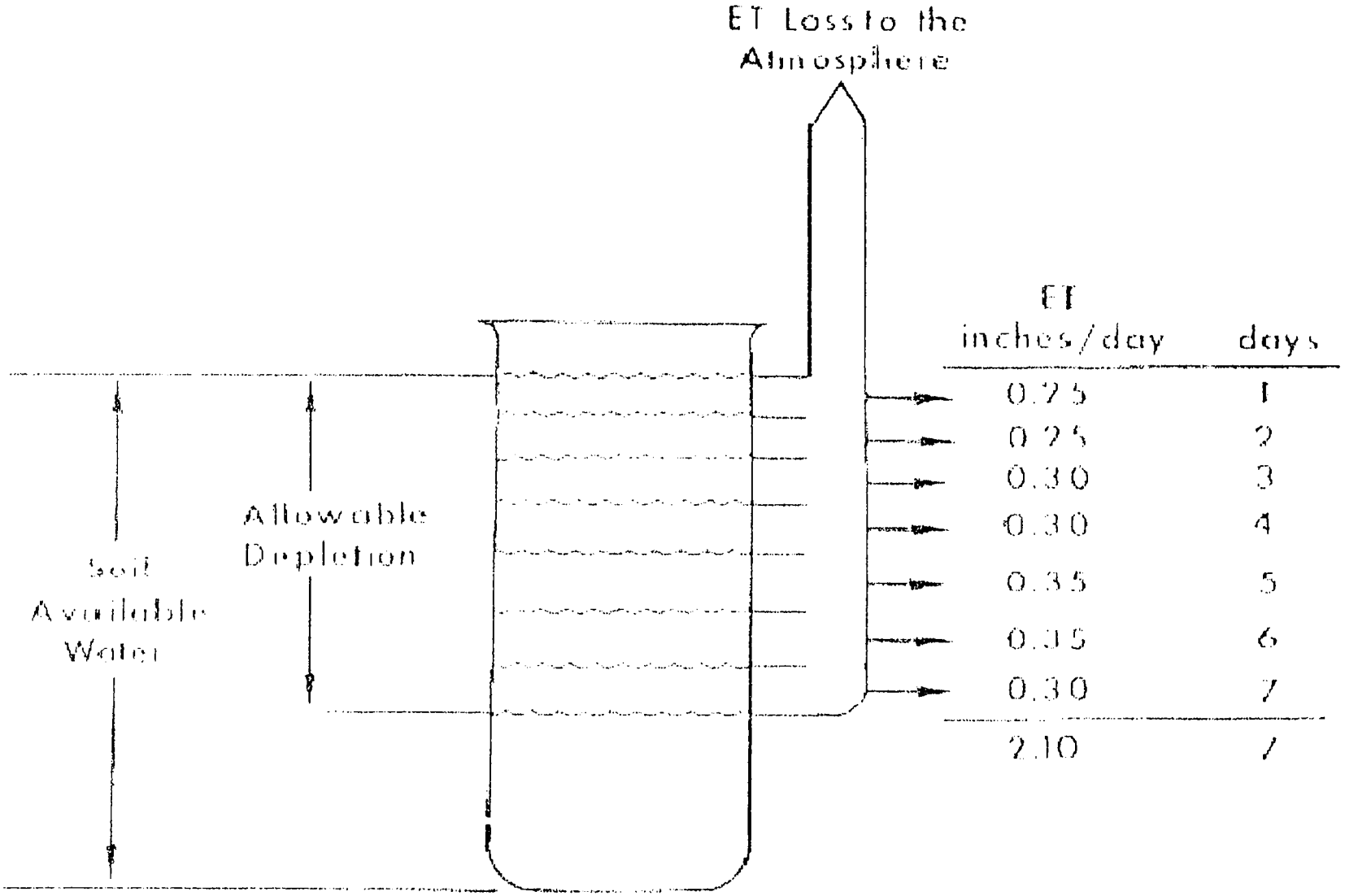
Average Reference Crop Water Use, (Eto), inches.

	Fresno	Orland	St. Helena
March	3.3	3.1	2.8
April	4.8	4.8	3.9
May	6.7	6.7	5.1
June	7.8	7.4	6.1
July	8.4	8.8	7.0
August	7.1	7.3	6.2
September	5.2	5.6	4.8
October	3.2	3.8	3.1
November	1.4	1.7	1.4
TOTAL	47.9	49.2	40.4

Reference Eto, olive Kc's and orchard water use (clean cultivated) in Orland

	Eto (inches)	Kc	Etc (inches)
March	3.1	0.75	2.3
April	4.8	0.75	3.6
May	6.7	0.75	5.0
June	7.4	0.75	5.6
July	8.8	0.75	6.6
August	7.3	0.75	5.5
September	5.6	0.75	4.2
October	3.8	0.75	2.9
November	1.7	0.75	1.3
TOTAL	49.2		37.0

The Water Budget Method of Irrigation



ET inches/day	days
0.25	1
0.25	2
0.30	3
0.30	4
0.35	5
0.35	6
0.30	7
2.10	7

IRRIGATE 1. When? ----After 7 days

2. How much?-- Apply 2.10 inches of water + losses (Efficiency consideration)

WEEKLY SOIL MOISTURE LOSS IN INCHES

(Estimated Evapotranspiration)

08/05/05 through 08/11/05

West of Sacramento River			East of Sacramento River	
Weekly Water Use	Accum'd Seasonal Use	**Crop (Leafout Date)**	Weekly Water Use	Accum'd Seasonal Use
1.78	32.92	Pasture	1.63	30.66
1.71	31.81	Alfalfa	1.56	29.58
1.36	24.92	Olives	1.23	23.29
1.16	21.50	Citrus	1.06	19.97
1.71	29.95	Almonds (3/1) *	1.56	27.80
1.71	28.83	Prunes (3/15) *	1.56	26.73
1.71	27.18	Walnuts (4/1) *	1.56	25.11
1.53	30.19	Urban Turf Grass	1.42	28.24

WEEKLY APPLIED WATER IN INCHES[1]

← Efficiency →						← Efficiency →				
50%	60%	70%	80%	90%		50%	60%	70%	80%	90%
2.7	2.3	1.9	1.7	1.5	Olives	2.5	2.1	1.8	1.5	1.4
2.3	1.9	1.7	1.5	1.3	Citrus	2.1	1.8	1.5	1.3	1.2
3.4	2.9	2.4	2.1	1.9	Almonds (3/1)	3.1	2.6	2.2	2.0	1.7
3.4	2.9	2.4	2.1	1.9	Prunes (3/15)	3.1	2.6	2.2	2.0	1.7
3.4	2.9	2.4	2.1	1.9	Walnuts (4/1)	3.1	2.6	2.2	2.0	1.7

[1] The amount of water required by a specific irrigation system to satisfy evapotranspiration. Typical ranges in irrigation system efficiency are: Drip Irrigation, 80%-95%; Micro-sprinkler, 80%-90%; Sprinkler, 70%-85%; and Border-furrow, 50%-75%.

For further information, contact the Tehama Co. Farm Advisor's office at 527-3101.

ET is available in local papers.

Or, over the internet from DWR.

Current water use for irrigation scheduling - - -

- ✓Et Data:
  www.cimis.water.ca.gov

Yield Components in Olive:

- ✓ Fruit load
- ✓ Fruit size and Distribution
- ✓ Oil Content

So, with this background, we know ---

- Olive is drought tolerant; can survive with little or no irrigation.
- Potential water use of olive orchards is at least 35 acre-in./acre/year in Sacramento & San Joaquin valleys.
- *Sustained* deficit irrigation drastically reduces production; FRUIT SIZE is the most sensitive yield component.

Deficit Irrigation, a controlled stress

Treatment 2		Treatment 3		Treatment 5	
Irr (in.)	RDI%	Irr (in.)	RDI%	Irr (in.)	
1.2	100	1.2	100	1.2	
1.2	100	1.2	100	1.2	
1.8	100	1.8	100	1.8	
1.8	100	1.8	100	1.8	
2.3	100	2.3	100	2.3	
2.9	100	2.9	50	1.3	
1.6	50	1.5	50	1.5	
1.6	50	1.6	50	0.7	
1.7	50	1.7	50	0.8	
2.7	50	1.4	50	0.8	
2.8	100	2.8	50	0.7	
2.0	100	2.0	100	1.4	
2.0	100	2.0	100	1.0	
1.2	100	1.2	100	2.0	
1.3	100	1.3	100	1.2	
0.6	100	0.5	100	1.3	
31.0		29.5		21.0	
4.6		4.4		1.0	
129%		126%		90%	

Dr. Goldhammer, Irrigation Specialist, UC KAC, conducted a Regulated Deficit Irrigation trial producing these results for canning olives ---

Irrigation Regime (% water saved)	Individual Fresh Fruit Wt. (g)	Fruit Load (#/tree)	Total Fruit Yield (tons/acre)	Crop Value ($/ton)	Gross Revenue ($/acre)
Control	4.12	19690	8.12	412	3340
T2 (13%)	4.15	18200	7.65	431	3310
T3 (21%)	4.11	20010	8.25	430	3580
T5 (40%)	4.23	16070	6.61	426	2800
	NSD	NSD	NSD	NSD	NSD

Summary ---

- ✓ Fruit growth slows during the imposition of *regulated* deficit irrigation (RDI) but accelerates upon reintroduction of full irrigation.
- ✓ RDI regime saved up to 21% (7.4 in) of normal water use (35.4 in) and had no effect on fruit size.

Conclusions ---

- ✓ Even for canning olives, a RDI strategy can save water while maintaining top yields of high quality fruit.
- ✓ Know what you're doing & must have good control of your water applications.

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Confidential/Proprietary Information

January 25, 2008

RON REDFIELD
21606 AVENUE 360
WOODLAKE CA 93286

HYDRAULIC TEST RESULTS, Plant: PLANT 39205
Location: WELL NO 7 HP: 10.0
Cust #: 0-003-6341 Serv. Acct. #: 004-3637-48
Meter: D274-3796 Pump Ref.#: 20057

In accordance with your request, a test was made on your submersible well pump on December 12, 2007. If you have any questions regarding the results which follow, please contact ALLIED ENERGY SERVICES, INC. at (559)635-1499.

Equipment

Pump:	N/A	No:	N/A
Motor:	N/A	No:	N/A

RESULTS

Discharge Pressure, PSI	**39.4**
Standing Water Level, Feet	**34.1**
Drawdown, Feet	**36.0**
Discharge Head, Feet	**91.0**
Pumping Water Level, Feet	**70.1**
Total Head, Feet	**161.1**
Capacity, GPM	**111.2**
GPM per Foot Drawdown	**3.1**
Acre Feet Pumped in 24 Hours	**0.492**
kW Input to Motor	**10.3**
HP Input to Motor	**13.8**
Motor Load (%)	**113.3**
kWh per Acre Foot	**503**
Overall Plant Efficiency (%)	**32.8**

The test location does not meet industry standards We recommend 8-10 diameters of uninterrupted pipe lengths for the ideal test location.

PETER CANESSA, PE
Program Manager
CIT/CSU Fresno

PO Box 2591
Visalia, CA. 93279

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Confidential/Proprietary Information

January 25, 2008

RON REDFIELD
RON REDFIELD
21606 AVE 360
WOODLAKE, CA. 93286

HYDRAULIC TEST RESULTS, Plant: PL 41313
Location: PUMP #9 HP: 60.0
Cust #: 0-003-6341 Serv. Acct. #: 020-7369-62
Meter: 3416M-006385 Pump Ref.#: 92026

In accordance with your request, a test was made on your submersible well pump on December 12, 2007. If you have any questions regarding the results which follow, please contact ALLIED ENERGY SERVICES, INC. at (559)635-1499.

Equipment

Pump:	UNK	No:	UNK
Motor:	UNK	No:	UNK

RESULTS	
Discharge Pressure, PSI	**45.0**
Standing Water Level, Feet	**93.5**
Drawdown, Feet	**6.5**
Discharge Head, Feet	**104.0**
Pumping Water Level, Feet	**100.0**
Total Head, Feet	**204.0**
Capacity, GPM	**250.4**
GPM per Foot Drawdown	**38.5**
Acre Feet Pumped in 24 Hours	**1.107**
kW Input to Motor	**54.3**
HP Input to Motor	**72.8**
Motor Load (%)	**105.6**
kWh per Acre Foot	**1,178**
Overall Plant Efficiency (%)	**17.7**

The test location does not meet industry standards. We recommend 8-10 diameters of uninterrupted pipe lengths for the ideal test location. On same meter with 4 other subs.

PETER CANESSA, PE
Program Manager
CIT/CSU Fresno

PO Box 2591
Visalia, CA. 93279

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Confidential/Proprietary Information

May 6, 2008

RON REDFIELD
21606 AVENUE 360
WOODLAKE, CA 93286

HYDRAULIC TEST RESULTS, Plant: PLANT 39204
Location: WELL NO10 HP: 50.0
Cust #: 0-003-6341 Serv. Acct. #: 023-3418-87
Meter: 3416M-002028 Pump Ref.#: 20058

In accordance with your request, a test was made on your submersible well pump on March 27, 2008. If you have any questions regarding the results which follow, please contact ALLIED ENERGY SERVICES, INC. at (559)635-1499.

Equipment

Pump:	N/A	No:	N/A
Motor:	FRAN	No:	N/A

RESULTS	
Discharge Pressure, PSI	**24.0**
Standing Water Level, Feet	**39.0**
Drawdown, Feet	**19.0**
Discharge Head, Feet	**55.4**
Pumping Water Level, Feet	**58.0**
Total Head, Feet	**113.4**
Capacity, GPM	**284.6**
GPM per Foot Drawdown	**15.0**
Acre Feet Pumped in 24 Hours	**1.258**
kW Input to Motor	**54.0**
HP Input to Motor	**72.4**
Motor Load (%)	**117.3**
kWh per Acre Foot	**1,030**
Overall Plant Efficiency (%)	**11.3**

The test location does not meet industry standards. We recommend 8-10 diameters of uninterrupted pipe lengths for the ideal test location

PETER CANESSA, PE
PROGRAM MANAGER
CIT/CSU FRESNO

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

Confidential/Proprietary Information

May 9, 2008

RON REDFIELD
21600 AVE 360
WOODLAKE, CA 93286

HYDRAULIC TEST RESULTS, Plant: PL 41939
Location: PUMP #11 HP: 40.0
Cust #: 0-003-6341 Serv. Acct. #: 027-5022-83
Meter: 3416M-002063 Pump Ref.#: 92284

In accordance with your request, a test was made on your submersible well pump on May 9, 2008. If you have any questions regarding the results which follow, please contact ALLIED ENERGY SERVICES, INC. at (559)635-1499.

Equipment

Pump:	No:
Motor: FRAN	No: 2366176025

RESULTS

Discharge Pressure, PSI	**28.9**
Standing Water Level, Feet	**39.2**
Drawdown, Feet	**16.8**
Discharge Head, Feet	**66.8**
Pumping Water Level, Feet	**56.0**
Total Head, Feet	**122.8**
Capacity, GPM	**261.5**
GPM per Foot Drawdown	**15.6**
Acre Feet Pumped in 24 Hours	**1.156**
kW Input to Motor	**33.0**
HP Input to Motor	**44.3**
Motor Load (%)	**89.6**
kWh per Acre Foot	**685**
Overall Plant Efficiency (%)	**18.3**

The test location does not meet industry standards. We recommend 8-10 diameters of uninterrupted pipe lengths for the ideal test location.

PETER CANESSA, PE
PROGRAM MANAGER
CIT/CSU FRESNO

REDFIELD ESTATES SUBDIVISION

Well Tests, Reports, and Production

Testing Company	Test Year	Year Drilled	Well #	Pump HP	Well Depth	Well Dia.	GPM	Standing Level	Pumping Level	Yearly Acre Feet
Willitts Equipment	2009	1992	# 7	10-hp	160'	6"	132	34'	61'	210
		1996	# 9	60-hp	545'	10"	360	62'	87'	573
		2007	# 10	50-hp	785'	10"	250	63'	87'	398
		2005	# 11	40-hp	580'	8"	299	67'	79'	475
Total							1,041			1,656
S.C.E.	2008	1992	# 7	10-hp	160'	6"	111	34'	70'	176
		1996	# 9	60-hp	545'	10"	250	93'	100'	397
		2007	# 10	50-hp	785'	10"	284	39'	58'	452
		2005	# 11	40-hp	580'	8"	261	39'	56'	415
Total							906			1,440

Note: These figures above do not include the other 16-wells on property. Due to the extreme abundance of water, this property currently has over 1400' of 10" transport line.

TRANSPORT LINE SIZES

Transport Line	4"	6"	8"	10"
GPM Flow Rate	225	485	825	1275

In closing, an acre foot of water is 325,851 gallons of water. It's recommended 1-acre foot of water per a 5-member household for one year. Please also note to farm 1-acre of olives for one year requires 2-1/2 acre feet of water.

110 Acres of olives @2-1/2 acre feet of water per acre totals 275 acre feet per season. The irrigation season for olives is roughly 7-months (April-October).

46 lot subdivision requires 1-acre foot of water per household of 5 for one year. A total of 46 acre feet.

Please find enclosed all documentation for these facts and figures.

President
Willitts EQUIPMENT Co., Inc.
PUMPS & ELECTRICAL SERVICE
Lic. #675312

Phone: (559) 734-6342
Fax: (559) 734-2875

15445 B Ave. 296
P.O. Box 509
Visalia, CA 93279
willitts-equipment@sbcglobal.net

WELL INSPECTION

DATE: January 15, 2009

CUSTOMER: Ron Redfield
21606 Ave. 360
Woodlake, Ca 93286

WELL LOCATION: Pump #7

TYPE OF PUMP: Submersible

PLANT #: 39205

METER #: D274-3796

WELL DIAMETER: 6"

WELL DEPTH: not available

STANDING WATER LEVEL: 34'

PUMPING WATER LEVEL: 61'

PUMP SETTING: N/A

PUMP SIZE: 10hp DATE CODE:

EST. GPM: 132

PIPE DIA: 3"

CONDITION OF PUMP: Good

AGE OF PUMP: N/A

TANK SIZE: N/A

CONDITION OF TANK: N/A

CONCRETE SEAL: OR SANITARY SEAL: X

ELECTRICAL: Good

PLUMBING: Good

NOTES: Amps 28-29-28, 240v, Discharge 3" open flow

This is a reflection of a typical pump and well in this area based upon HP rating and is not a determination of the quality of water. This information is based upon today's date and we do not guarantee this performance. Any additional information required on specific yield of well and pump is done at a cost of time and material.

Ken Williams,
President

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willitts-equipment@sbcglobal.net

WELL INSPECTION

DATE: January 15, 2009

CUSTOMER: Ron Redfield
21606 Ave. 360
Woodlake, Ca 93286

WELL LOCATION: Pump #9

TYPE OF PUMP: Submersible

PLANT #: 41313

METER #: 3416M-006385

WELL DIAMETER: 10"

WELL DEPTH: 545'

STANDING WATER LEVEL: 62'

PUMPING WATER LEVEL: 87'

PUMP SETTING: 483'

PUMP SIZE: 60hp DATE CODE:

EST. GPM: 360

PIPE DIA: 6"

CONDITION OF PUMP: Good

AGE OF PUMP: N/A

TANK SIZE: N/A

CONDITION OF TANK: N/A

CONCRETE SEAL: OR SANITARY SEAL: X

ELECTRICAL: Good

PLUMBING: Good

NOTES: Amps 76-74-73, 480v, Discharge 6" open flow

This is a reflection of a typical pump and well in this area based upon HP rating and is not a determination of the quality of water. This information is based upon today's date and we do not guarantee this performance. Any additional information required on specific yield of well and pump is done at a cost of time and material.

Ken Williams,
President

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PUMPS & ELECTRICAL SERVICE
Lic. #675312

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Fax: (559) 734-2875

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P.O. Box 509
Visalia, CA 93279
willitts-equipment@sbcglobal.net

WELL INSPECTION

DATE: January 15, 2009

CUSTOMER: Ron Redfield
21606 Ave. 360
Woodlake, Ca 93286

WELL LOCATION: Pump #10

TYPE OF PUMP: Submersible

PLANT #: 39204

METER #: 3416M-002028

WELL DIAMETER: 10"

WELL DEPTH: 785'

STANDING WATER LEVEL: 63'

PUMPING WATER LEVEL: 87'

PUMP SETTING: 735

PUMP SIZE: 50hp DATE CODE:

EST. GPM: 250

PIPE DIA: 5"

CONDITION OF PUMP: Good

AGE OF PUMP: N/A

TANK SIZE: N/A

CONDITION OF TANK: N/A

CONCRETE SEAL: OR SANITARY SEAL: X

ELECTRICAL: Good

PLUMBING: Good

NOTES: Amps 69-70-70, 480v, Discharge 5" open flow

This is a reflection of a typical pump and well in this area based upon HP rating and is not a determination of the quality of water. This information is based upon today's date and we do not guarantee this performance. Any additional information required on specific yield of well and pump is done at a cost of time and material.

Ken Williams,
President

Willitts EQUIPMENT Co., Inc.
PUMPS & ELECTRICAL SERVICE
Lic. #675312

Phone: (559) 734-6342
Fax: (559) 734-2875

15445 B Ave. 296
P.O. Box 509
Visalia, CA 93279
willitts-equipment@sbcglobal.net

WELL INSPECTION

DATE: January 15, 2009

CUSTOMER: Ron Redfield
21606 Ave. 360
Woodlake, Ca 93286

WELL LOCATION: Pump #11

TYPE OF PUMP: Submersible

PLANT #: 41939

METER #: 3416M-002063

WELL DIAMETER: 8"

WELL DEPTH: 580'

STANDING WATER LEVEL: 67'

PUMPING WATER LEVEL: 79'

PUMP SETTING: 526'

PUMP SIZE: 40hp DATE CODE:

EST. GPM: 299

PIPE DIA: 4"

CONDITION OF PUMP: Good

AGE OF PUMP: N/A

TANK SIZE: N/A

CONDITION OF TANK: N/A

CONCRETE SEAL: OR SANITARY SEAL: X

ELECTRICAL: Good

PLUMBING: Good

NOTES: 480v, Discharge 4" open flow

This is a reflection of a typical pump and well in this area based upon HP rating and is not a determination of the quality of water. This information is based upon today's date and we do not guarantee this performance. Any additional information required on specific yield of well and pump is done at a cost of time and material.

Ken Williams,
President

EXETER IRRIGATION & SUPPLY
1345 North Kaweah · Exeter, California · 93221
(559) 592-2953 · (559) 592-3859 FAX

January 13, 2009

To: Ron Redfield

As requested, I'm providing some hydraulic information on various sizes of PVC pipe at approximately the maximum recommended flows. The information below came from a hydraulic software program provided by Netafim USA.

4"	Class 100 PVC pipe	1,400ft	225 gpm	5.02 fps
6"	Class 100 PVC pipe	1,400ft	485 gpm	4.99 fps
8"	Class 100 PVC pipe	1,400ft	825 gpm	5.01 fps
10"	Class 100 PVC pipe	1,400ft	1,225 gpm	4.98 fps

This information is intended to demonstrate the potential capacity of the existing transportion lines on your property north of the city of Woodlake.

Also, I'm providing water requirement information for olives.
Based on information provided by The Tulare County Farm Advisers office, typically it requires 2.5 acre feet per year to produce a crop.

(**325,851 gal./ac. ft. X 2.5 ac. ft. = 814,628 gallons per acre per year.)

For any additional information I am happy to help where I can, please give me a call any time. (592-2953)

Sincerely,

Jerry Sweeney, Manager
Exeter Irrigation and Supply

ETAFIM
RIGATION EQUIPMENT
DRIP SYSTEM

PLANNING SOFTWARE

ALER'S NAME:_____
Tel:_____

MAIN CONDUCTING WATER PIPE - RESULT REPORT

Pipe Material Type: PVC

Friction Factor: 150

Flow Rate: 225 gpm

Pipe Pressure Rating: 100

Total Pipe Length: 1400

Nominal Diameter	Inside Pipe Diameter	Segment Pipe Length	Pressure Loss	Velocity
4" inch	4.3 inch	1400 ft	10.83 PSI	5.02 ft/s

Cumulative Pressure Loss: 10.83 PSI

NETAFIM

IRRIGATION EQUIPMENT
& DRIP SYSTEM

PLANNING SOFTWARE

DEALER'S NAME:_____
Tel:_____

MAIN CONDUCTING WATER PIPE - RESULT REPORT

Pipe Material Type: PVC

Friction Factor: 150

Flow Rate: 485 gpm

Pipe Pressure Rating: 100

Total Pipe Length: 1400

Nominal Diameter	Inside Pipe Diameter	Segment Pipe Length	Pressure Loss	Velocity
6" inch	6.3 inch	1400 ft	6.77 PSI	4.99 ft/s

Cumulative Pressure Loss: 6.77 PSI

IETAFIM

RIGATION EQUIPMENT
DRIP SYSTEM

PLANNING SOFTWARE

:ALER'S NAME:_____
Tel:_____

MAIN CONDUCTING WATER PIPE - RESULT REPORT

Pipe Material Type: PVC

Friction Factor: 150

Flow Rate: 825 gpm

Pipe Pressure Rating: 100

Total Pipe Length: 1400

Nominal Diameter	Inside Pipe Diameter	Segment Pipe Length	Pressure Loss	Velocity
8" inch	8.2 inch	1400 ft	4.97 PSI	5.01 ft/s

Cumulative Pressure Loss: 4.97 PSI

NETAFIM

IRRIGATION EQUIPMENT
& DRIP SYSTEM

PLANNING SOFTWARE

DEALER'S NAME:_____
Tel:_____

MAIN CONDUCTING WATER PIPE - RESULT REPORT

Pipe Material Type: PVC

Friction Factor: 150

Flow Rate: 1275 gpm

Pipe Pressure Rating: 100

Total Pipe Length: 1400

Nominal Diameter	Inside Pipe Diameter	Segment Pipe Length	Pressure Loss	Velocity
10" inch	10.2 inch	1400 ft	3.79 PSI	4.98 ft/s

Cumulative Pressure Loss: 3.79 PSI

MONTHLY WATER REQUIREMENT

IN ACRE FEET

Crop	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Citrus	.01	.01	.06	.13	.30	.38	.44	.44	.35	.26	.08	.04	2.50
Olives				.05	.26	.38	.46	.46	.42	.32	.13	.02	2.50
Cotton				.45		.30	.68	.82	.52	.23			3.00
Alfalfa			.16	.43	.59	.72	.89	.73	.54	.20			4.26
Permanent Pasture	.11	.20	.21	.41	.41	.47	.47	.68	.66	.39	.39	.10	4.50
Truck Crops			.03	.05	.45	.47	.33	.46	.38	.34	.16	.08	2.75
Walnuts				.21	.37	.61	.81	.68	.23	.20	.08		3.19
Peaches			.08	.23	.35	.49	.58	.53	.31	.31	.12		3.00
Grapes			.01	.18	.35	.54	.63	.63	.40	.16	.10		3.00
Grain Sorghums					.07	.38	.52	.38	.15				1.50

FOCUSED TRAFFIC STUDY

ROADWAY REPORT
FOR

REDFIELD SUBDIVISION
ROAD 220 NORTH OF AVENUE 360
WOODLAKE, CALIFORNIA

JOB NO. 07013

FOR : FORESTER, WEBER & ASSOCIATES

PREPARED BY: A. ENNIS DATE: 8/22/07

CONTENTS

Adam B. Ennis
3042 South Tipton Court
Visalia, CA 93292
Phone (559) 679-5872
Fax (559) 739-1993
E-mail abepe@sbcglobal.net

Purpose of Report

This report was prepared to address site plan review comments regarding the conditions of the roads that will provide access to the proposed Ronald Redfield subdivision at Road 220 approximately one-quarter mile north of Avenue 360. The roadways in question are Road 212 from State Route 245 north to Avenue 360, Avenue 360 from Road 212 east to Road 220 and Road 220 from Avenue 360 north to the subdivision entrance. See Drawing No. 1 on page 2.

Project Description

The proposed project consists of the development of approximately 81.3 acres into a rural 37 lot subdivision with an average lot size of approximately 2.2 acres. The only access to the subdivision is by county roadway from State Route 245 north on Road 212 approximately 1 mile to Avenue 360 then east on Avenue 360 approximately 1 mile to Road 220 and then north on Road 220 approximately ¼ to ½ mile to the proposed subdivision entrance. See Drawing No. 2 on page 3.

Estimated Traffic

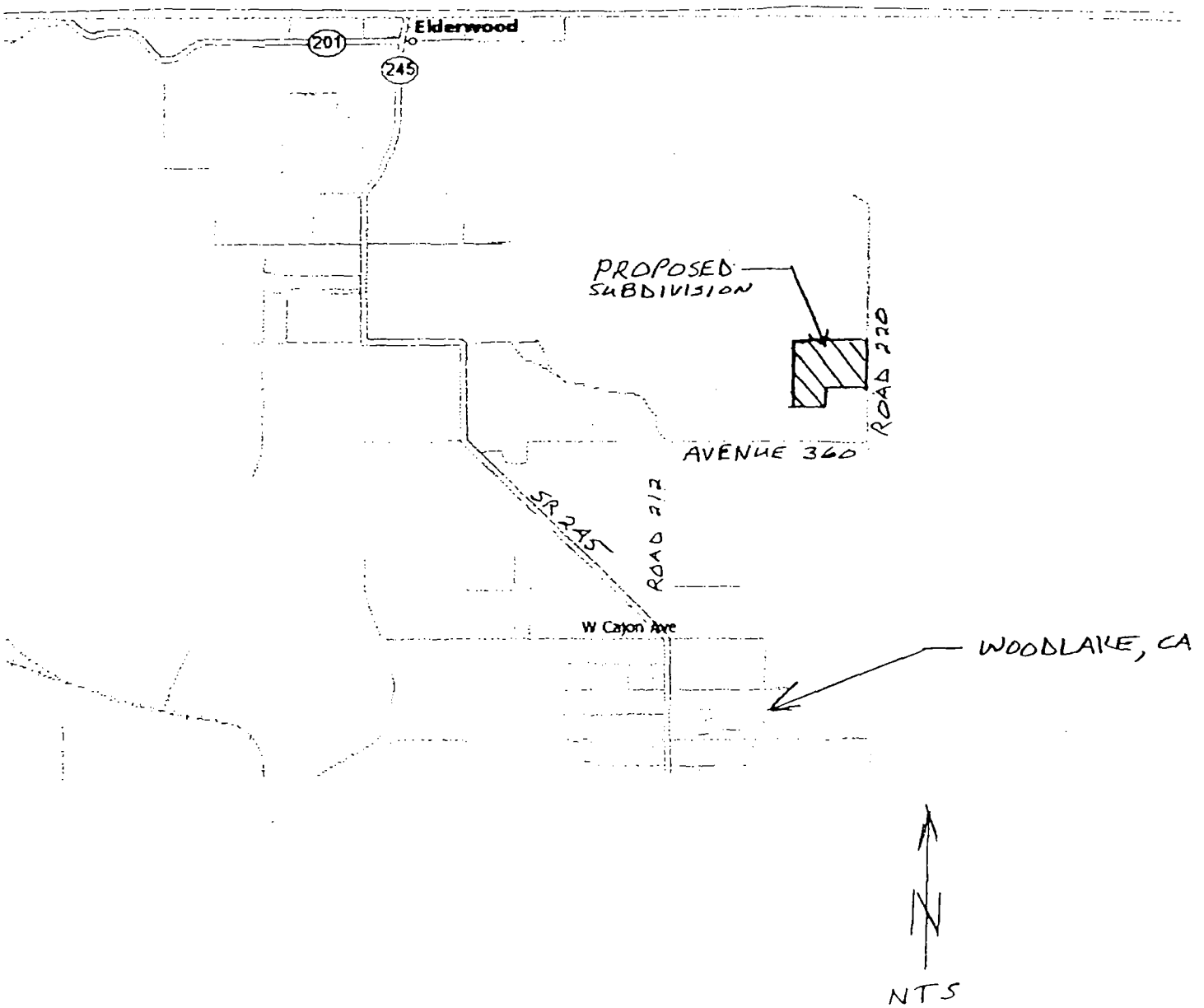
Based on information provided by the Tulare County Resource Management Agency, the average daily traffic (ADT) from their traffic management plan for Road 212, Avenue 360 and Road 220 is 100 ADT. Tulare County staff indicated that the traffic may currently be a little higher on the roadways since their last survey. For the purpose of this report a current ADT of 200 will be assumed. The proposed subdivision is anticipated to generate approximately 10 trips per unit per day, which is typical for a residential subdivision. This would result in an increase of 370 trips per day and a total ADT of about 570 trips per day on the roadways providing access to the proposed subdivision. Truck traffic is anticipated to be relatively low consisting of mainly delivery truck traffic, some farm equipment trucks, and garbage pickup trucks. It is estimated that about 2 percent of traffic will be trucks on average, which would be about 11 truck trips per day.

Existing Roadway Conditions

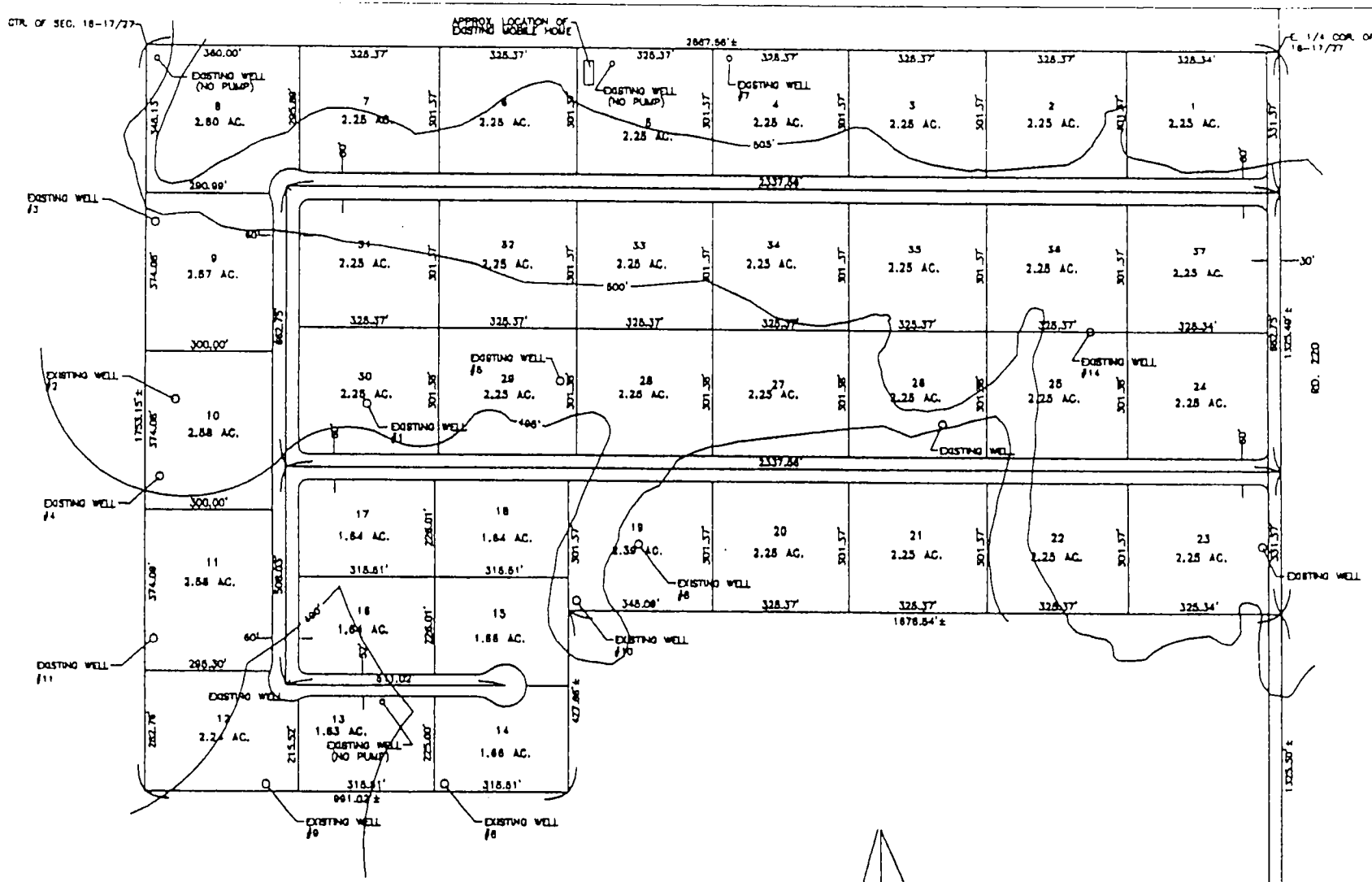
Currently, Road 212 is in good condition with pavement widths varying between about 20 and 24 feet. There does not appear to be any signs of pavement distress on Road 212, which has probably been overlayed at some time in the recent past.

Avenue 360 is in fair condition with pavement widths varying from about 10 to 17 feet. There are approximately six areas along Avenue 360 that are showing signs of pavement distress in the form of cracking and missing asphalt pieces. Two of these areas occur at two drainage culvert crossings located along Avenue 360 where the roadway grade drops at the existing culverts. The pavement in these areas probably becomes inundated with water during heavy rainfall and the associated runoffs, resulting in poor pavement conditions at these crossings.

Road 220 is in poor condition with a pavement width of about 16 feet. The pavement is showing signs of distress for the full length with large pieces of pavement missing and miscellaneous stress cracking. There is a culvert crossing in the southerly portion of Road 220, which appears to be in good condition


Elderwood
201
245
PROPOSED
SUBDIVISION
ROAD 220
AVENUE 360
SR 245
ROAD 212
W Cajon Ave
WOODLAKE, CA
N
NTS

DRAWING NO. 1


CTR. OF SEC. 18-17/27
APPROX. LOCATION OF EXISTING MOBILE HOME
2667.56'±
E. 1/4 COR. OF SEC. 18-17/27
EXISTING WELL (NO PUMP)
EXISTING WELL #7
EXISTING WELL #3
EXISTING WELL #2
EXISTING WELL #5
EXISTING WELL #14
EXISTING WELL #1
EXISTING WELL #4
EXISTING WELL #8
EXISTING WELL #10
EXISTING WELL #11
EXISTING WELL #9
EXISTING WELL (NO PUMP)
EXISTING WELL #12
EXISTING WELL #13
2337.54'
1676.54'±
861.02'±
RD. 220
AVE. 360
S.E. COR. OF SEC. 18-17/27

DRAWING NO. 2

All of the roadways are relatively straight with gradual slopes and long sight and stopping distances. See Drawing No. 3 on page 5 for the poor paving and culvert crossing locations. See pages 6 through 8 for photos of the subject roadways.

Roadway Improvements Needed

Road 220 is anticipated to serve approximately 38 residential lots, 37 within the proposed subdivision and 1 existing residence north of the proposed subdivision. There are approximately 11 additional residences served by Avenue 360 resulting in about 49 homes served by Avenue 360. In general the homes along Avenue 360 appear to include small farm operations. Based on the number of home sites and the ADT of 570, Road 220 and Avenue 360 could adequately serve the anticipated traffic if the roads are upgraded to a class 1 road as described on Page 9, from the Tulare County Standards. The roadway requirements for this road class, as shown on page 10, for a class 1 road below 3000 feet elevation should provide an adequate roadway for up to about 700 to 900 ADT, well above the anticipated traffic of 570 ADT on Road 220 and Avenue 360. Therefore, the existing Road 220 and Avenue 360 should be upgraded to these standards.

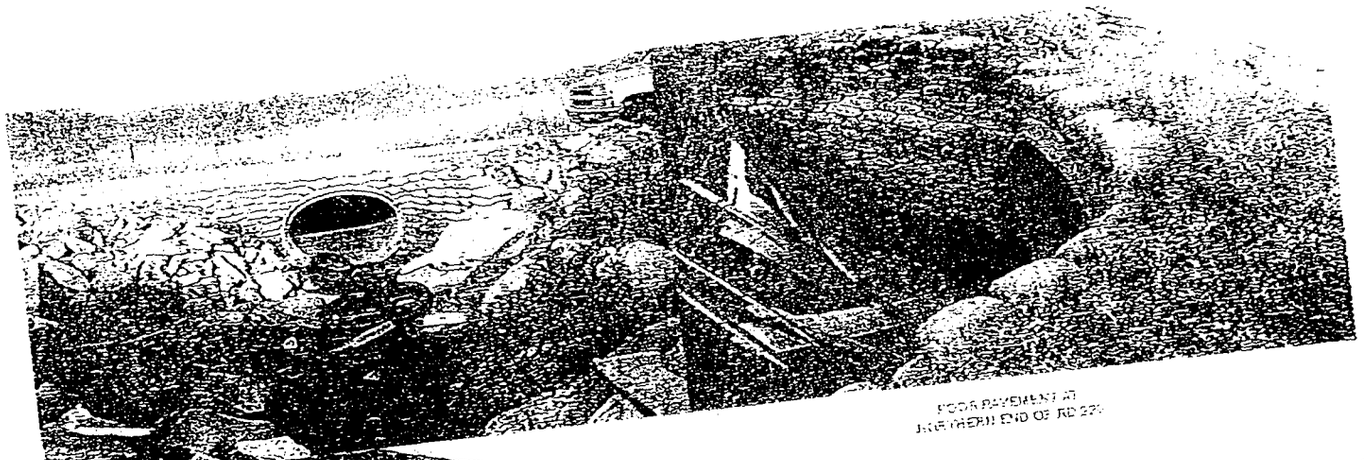
The pavement on Road 220 should be replaced with a new pavement section based on R-value test results for the on-site soils and a traffic index of 5.0 per page 11 of this report. The existing culvert crossing on Road 220 should be evaluated for the anticipated truck traffic to confirm the structural adequacy of the culvert and the culvert pipe size should be analyzed for drainage flow to minimize potential flow over the upgraded roadway. The existing culvert crossing appears to be wide enough for the proposed roadway but should probably have some traffic control along the proposed edges of the roadway.

The existing pavement section on Avenue 360 should be evaluated, and upgraded if necessary, based on the traffic index of 5.0 and R-value test results for the on-site soils. There are several areas along Avenue 360 where the pavement is in poor condition and in need of repair. These repairs should be completed prior to any upgrades of the roadway. There are two culvert crossings along Avenue 360. These existing culvert crossings should be evaluated for the anticipated truck traffic to confirm the structural adequacy of the culvert and the pipe size should be analyzed for drainage flow to minimize potential flow over the upgraded roadway. The easterly culvert crossing currently dips down and allows for overflow over the roadway when flows become high. This culvert crossing is also fairly narrow with a width of about 18 feet. This crossing should be raised and provide for adequate drainage below the roadway and should be widened to allow for the proposed roadway width. The existing westerly culvert crossing is at the surrounding street elevation and is approximately 30 feet wide, headwall to headwall, which should be wide enough for the proposed roadway.

Road 212 appears to have been repaved or overlayed in the recent past. County records should be checked to determine the existing pavement section on Road 212 to determine if it meets the needed traffic index based on the R-value test results for the on-site soils. The roadway width ranges from about 20 to 24 feet and should provide an adequate roadway for the anticipated traffic.

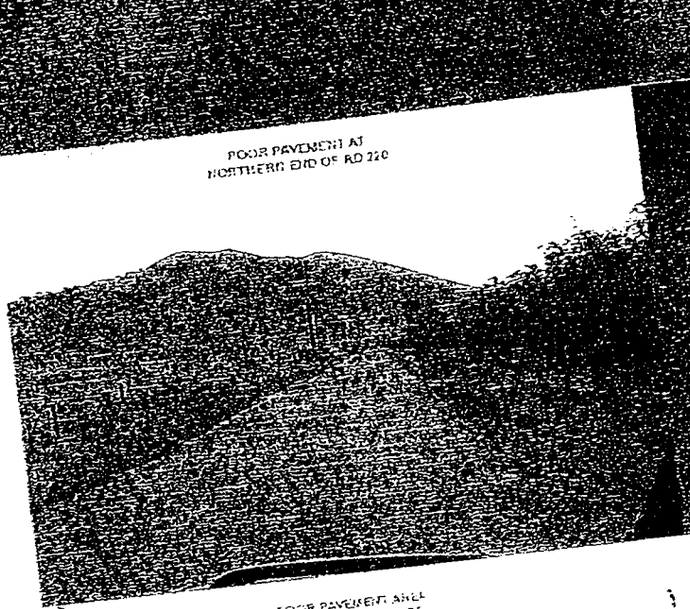
DRAWING NO. 3

PROPOSED SUBDIVISION
ROAD 20
CULVERT
POOR PAVING
CULVERT
POOR PAVING
AVENUE 360
POOR PAVING
CULVERT
POOR PAVING
Road 212
Oliveira Drive
Avenue 362
Google



POOR PAVEMENT AT
NORTHERN END OF RD 220

POOR PAVEMENT AT
NORTHERLY END OF RD 220



POOR PAVEMENT AREA
AT EASTERLY END OF
AVE 360

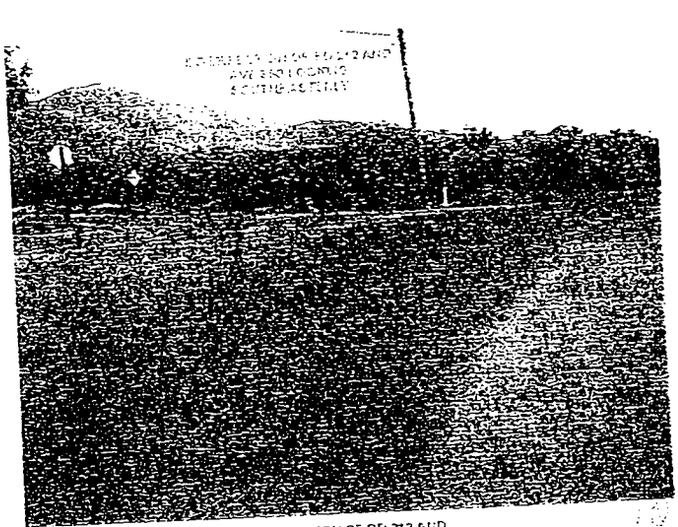
POOR PAVEMENT AREA
AT EASTERLY END OF
AVE 360

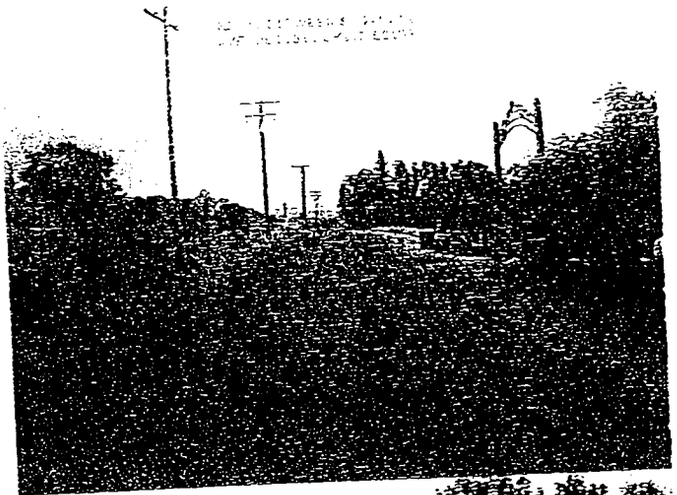
POOR PAVEMENT AREA
AT EASTERLY END OF
AVE 360

POOR PAVEMENT AREA ON AVE 350

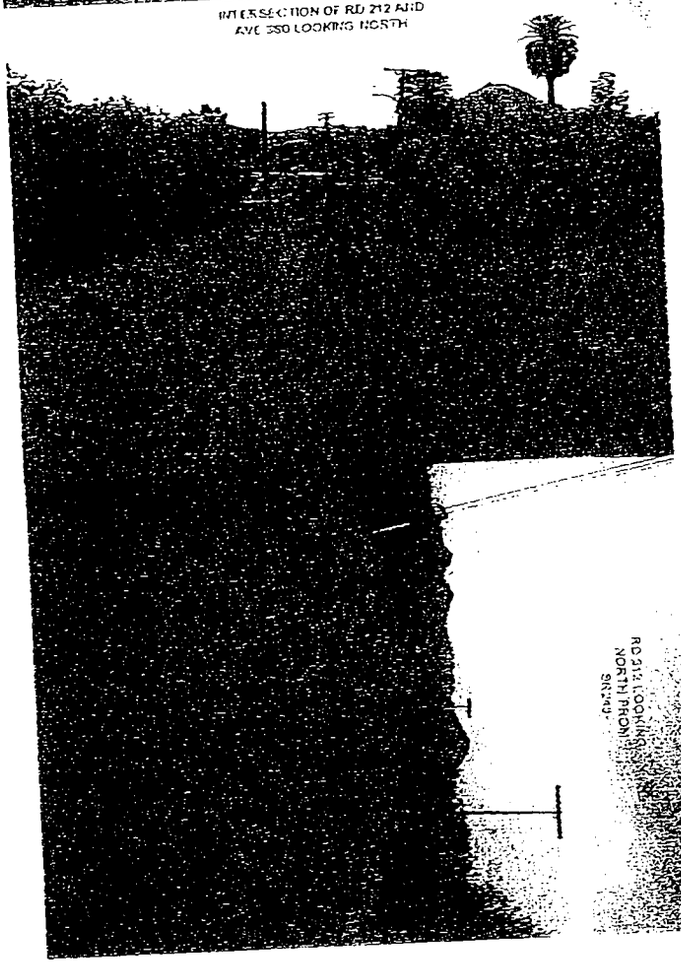
POOR PAVEMENT AREA ON AVE 350

AVE 360 LOOKING EAST FROM RD 212

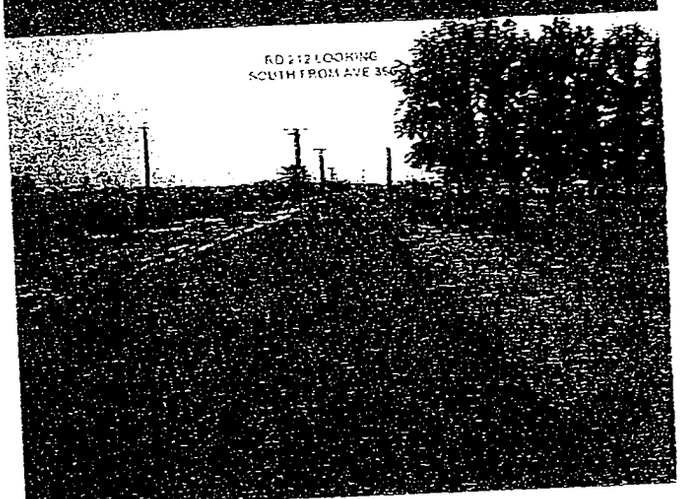




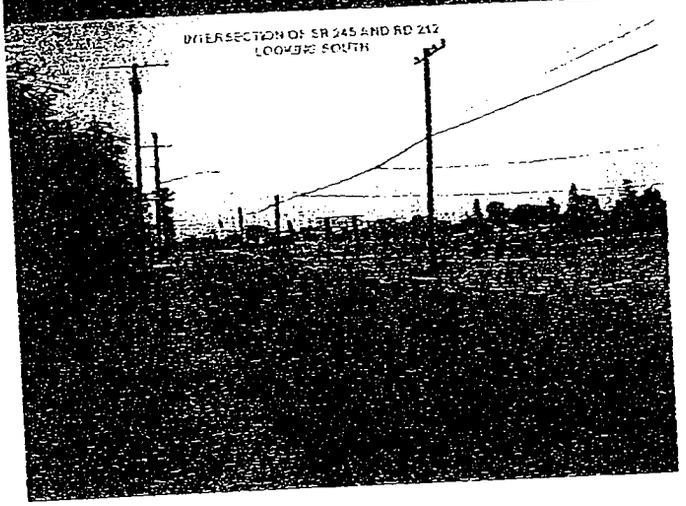
INTERSECTION OF RD 212 AND
AVE 350 LOOKING NORTH



RD 212 LOOKING
SOUTH FROM AVE 350



INTERSECTION OF SR 245 AND RD 212
LOOKING SOUTH



RD 212 LOOKING
NORTH FROM
SR 245

map of the development to the Board of Supervisors, his engineer shall present completed improvement plans and specifications along with any required special provisions, to the County Public Works Director for his approval.

Construction changes from the approved Improvement Plans shall be permitted only upon approval of the County Public Works Director. As built plans shall be furnished to the County Public Works Director upon completion of the work and shall be a prerequisite to acceptance of the work.

SECTION II

DESIGN

A. STREETS AND HIGHWAYS

1. Road Classification

a. Class 1 Roads - A cul-de-sac or minor residential street so designed that it cannot serve more than 50 lots, the primary function of which is to provide access to abutting property.

b. Class 2 Roads - A minor residential street so designed that it cannot serve more than 120 lots, the primary function of which is to provide access to abutting property.

c. Class 3 Roads - A minor residential collector street that has or is expected to have the dual purpose of providing access to abutting property and of carrying traffic from Class 1 and Class 2 Roads to roads in the County Select System.

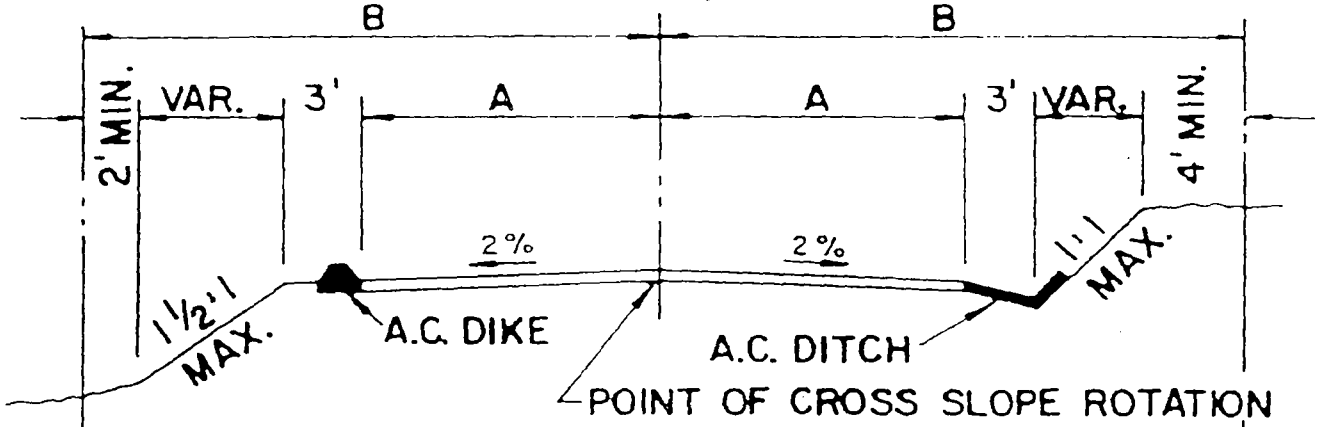
d. Select System Roads - All State Highways, Federal Aid Secondary Routes, arterials and collector roads existing or unconstructed, that are designated for inclusion in the Select System by the Board of Supervisors with the approval of the State Department of Transportation.

2. Geometric Design

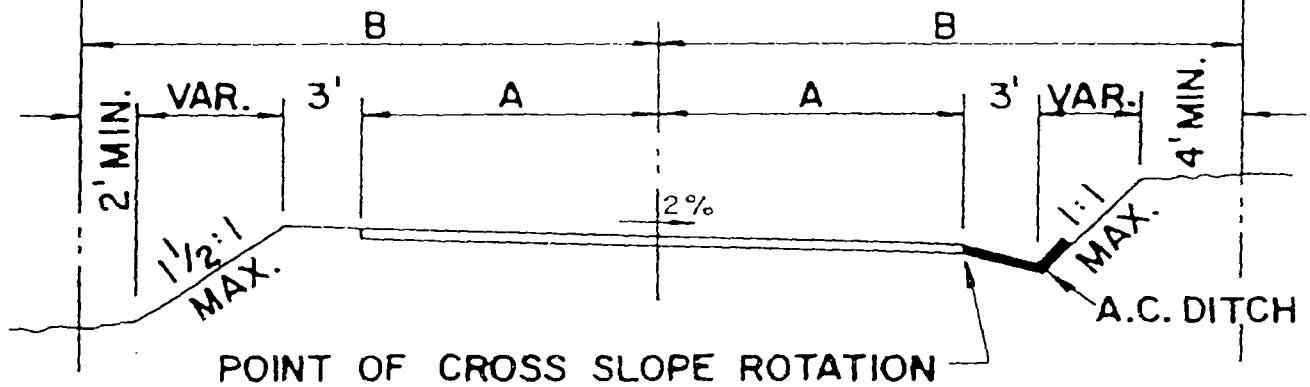
a. Road Widths - The road widths shall comply with the applicable geometric section shown on Plate No.s A-1, A-2,

FOR LOT AREAS 20,000 SQ. FT. OR MORE

CLASS 1, 2 & 3



CLASS 1 & 2 ALTERNATE



ROAD CLASS	LOCATION	DESIGN VELOCITY	A MIN.	B MIN.	MAX. GRADE
1	WINTER TRAFFIC ABOVE ELEV. 3000'	20 MPH	12'	25'	10 %*
2		20 MPH	13'	25'	10 %
3		30 MPH	14'	30'	10 %
1	BELOW ELEV. 3000'	20 MPH	12'	25'	15 %
2		20 MPH	13'	25'	12 %
3		30 MPH	14'	30'	10 %

* In very difficult terrain, grade up to 12 % will be permitted for short distances at locations approved by the Road Department.

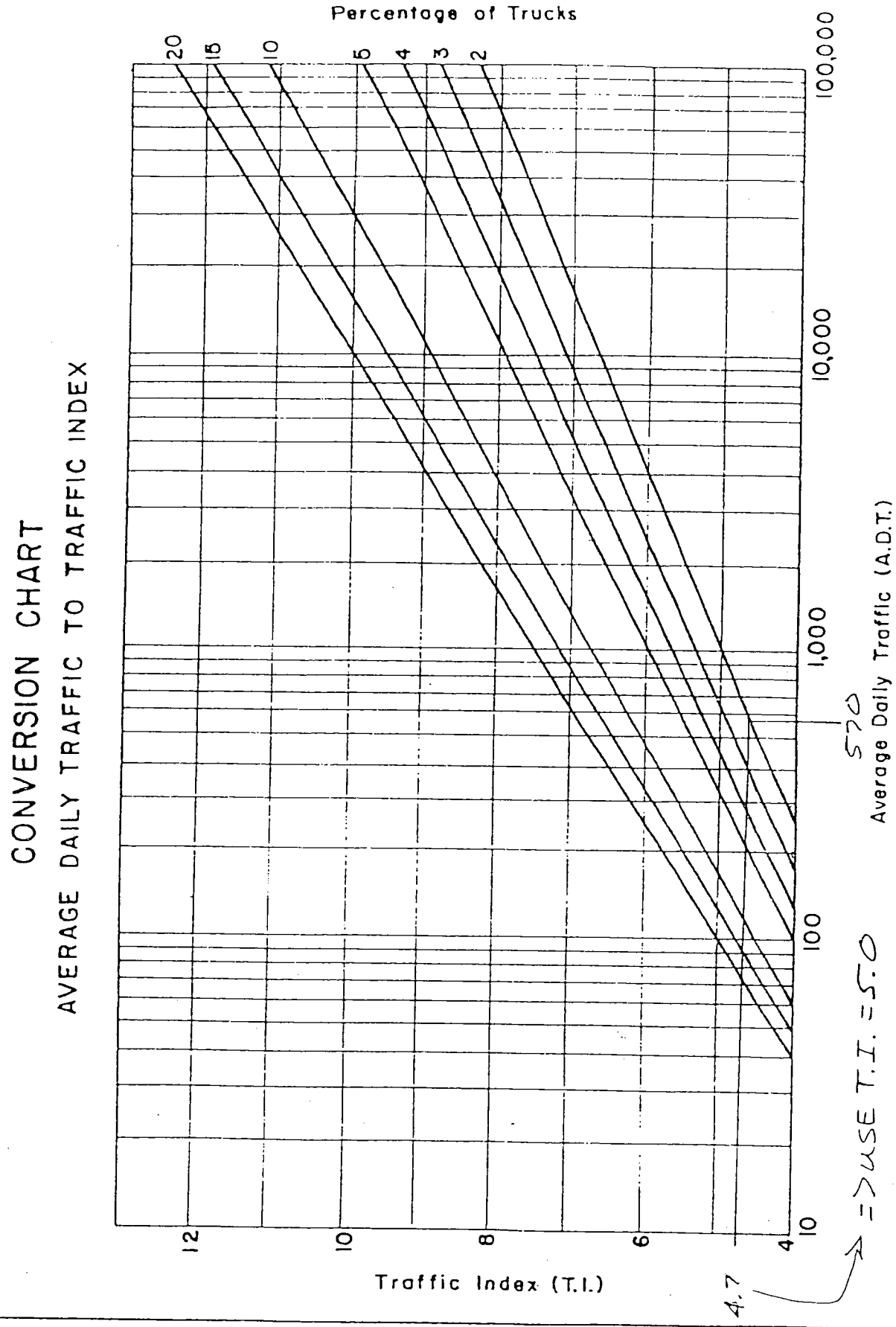
PUBLIC ROAD STANDARDS

MOUNTAINOUS AREA

TULARE COUNTY ORDINANCE CODE SECTION No. 7080

GEOMETRIC SECTION FOR LOT AREAS 20,000 sq. ft. OR MORE

PLATE No. A-1M



PUBLIC ROAD STANDARDS

TULARE COUNTY
ORDINANCE CODE
SECTION No. 7080

TRAFFIC INDEX
TO A. D. T.

PLATE NO. A-6

FEASIBILITY STUDY FOR INSTALLATION OF SEWAGE DISPOSAL SYSTEMS

CENTRAL VALLEY TESTING, Inc.

materials testing and inspection services
soils and environmental investigations

May 7, 2008

Report No. 08-1168

Mr. Ron Redfiled
21606 Avenue 360
Woodlake, California 93286

Project: 110 Acre Development
21805 Avenue 360
Woodlake, California

Re: Feasibility Study for Installation of Sewage Disposal Systems

Dear Mr. Redfield:

At your authorization, we have completed studies for the feasibility to install sewage disposal systems for the above referenced project.

Scope of Work

The scope of work included drilling five-borings at various locations and depths for soil profiles, percolation tests and ground water considerations.

Site Description/History

The subject property is located on Avenue 360 approximately 1,200' east of road 220 in the unincorporated area of Woodlake, California at the base of the Sierra Nevada foothills. The property covers approximately 110 acres with small hills and valleys. At the time of our investigation mature olive trees occupied the property.

Drainage

Based on the preliminary plans, the site will drain to streets, curbs, and gutters, and drainage basins. A drainage plan will be submitted prior to development.

Soil Profiles

- Initially 5-borings were drilled to a maximum depth of 10 feet. The soil encountered generally consisted of sandy silts and silty sand with minor clay and minor hard pan to the depths explored. Please refer to the boring logs for further information.

Percolation Tests

The following is a summary of the results of the percolation test:

Test No.	Test Location	Depth Feet	Percolation Rate Minutes/Inch
1	Lot #8	5	26
2	Lot #32	4	48
3	Lot #3	3.5	80
4	Lot #25	4	40
5	Lot #19	5.5	96

Conclusion

Based on the reported information, we can conclude on-site sewage disposal systems are feasible the subject property provided the septic systems are completed in accordance with the Uniform Plumbing Code, and the guidelines provided by the Tulare County Department of Environmental Health. In addition, an approved drainage plan must be incorporated to divert rain or nuisance water away from the systems to prevent potential groundwater contamination.

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Fax # (559) 732-8141

If you have any questions, or if we can be of any further assistance, please do not hesitate to phone our office at (559) 732-3039.

Respectfully submitted,
Central Valley Testing, Inc.

Dennis R. Myers
Director of Operations

Dale H. Winn
Principal Civil Engineer
RCE 23273

DHW/DRM: rm

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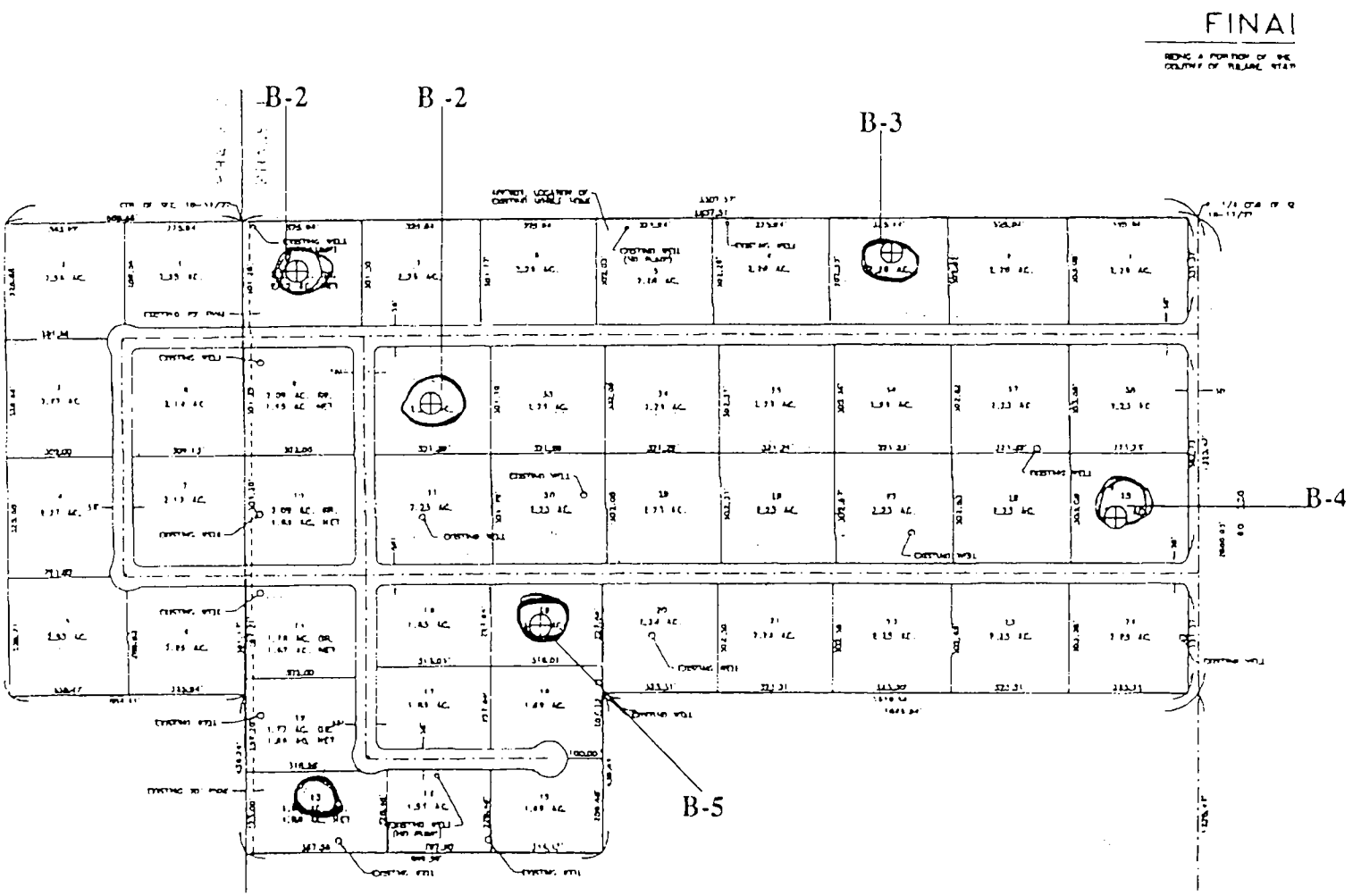
Fax # (559) 732-8141



Boring Location Map
Report No. 08-1168

SOIL LOG

PROJECT: Site 1
Woodlake, California

BORING NO. 1
REPORT NO. 08-1168

DATE : April 30, 2008 TYPE OF BORING: Auger
BORING ELEV: ... GROUNDWATER LEVEL LOGGED BY:

DEPTH FT.	SAMPLES	BLOWS PER 6 IN.	SOIL DESCRIPTION	MOISTURE CONTENT %	DRY DENSITY pcf	N-VALUE BLOWS/FT.	INTERNAL ANGEL OF FRICTION DEGREES
			Dark Brown Fine Grained Silty Clay				
5			Yellowish Brown Fine Grained Sandy Silt				
10			Yellowish Brown Fine Grained Sandy Silt with Minor Clay				
15			Boring Terminated @ 10'				
20							

SOIL LOG

PROJECT: Site 2
Woodlake, California

BORING NO. 2
REPORT NO. 08-1168

DATE: April 30, 2008 TYPE OF BORING: Auger
BORING ELEV: --- GROUNDWATER LEVEL ____ LOGGED BY: ___

DEPTH FT	SAMPLES	BLOWS PER 6 IN.	SOIL DESCRIPTION	MOISTURE CONTENT %	DRY DENSITY pcf	N-VALUE BLOWS/FT.	INTERNAL ANGEL OF FRICTION DEGREES
			Dark Reddish Brown Fine Grained Silty Clay				
			Brown Fine Grained Cemented Sandy Silt				
5			Dark Yellowish Brown Fine Grained Sandy Silt				
10			Dark Reddish Brown Fine Sandy Silt with Minor Clay				
15							
20							

SOIL LOG

PROJECT: Site 3
Woodlake, California

BORING NO. 3
REPORT NO. 08-1168

DATE: April 30, 2008 TYPE OF BORING: Auger
BORING ELEV: ... GROUNDWATER LEVEL_____ LOGGED BY:____

DEPTH FT.	SAMPLES	BLOWS PER 6 IN.	SOIL DESCRIPTION	MOISTURE CONTENT %	DRY DENSITY pcf	N-VALUE BLOWS/FT.	INTERNAL ANGEL OF FRICTION DEGREES
			Reddish Brown Fine Sandy Silt				
5			Yellowish Brown Fine Grained Sandy Silt				
10			Reddish Brown Fine Grained Sandy Silt with Clay Saturated @ 10 Feet				
15							
20							

SOIL LOG

PROJECT: Site 4
Woodlake, California

BORING NO. 4
REPORT NO. 08-1168

DATE: April 30, 2008 TYPE OF BORING: Auger
BORING ELEV: --- GROUNDWATER LEVEL LOGGED BY:

DEPTH FT.	SAMPLES	BLOWS PER 6 IN.	SOIL DESCRIPTION	MOISTURE CONTENT %	DRY DENSITY pcf	N-VALUE BLOWS/FT.	INTERNAL ANGEL OF FRICTION DEGREES
			Dark Reddish Brown Fine Grained Sandy Silt with Clay				
5			Yellowish Brown Fine Grained Sandy Silt with Minor Cobbles				
10			Reddish Brown Fine Grained Cemented Sandy Silt				
15			Olive Brown Fine Grained Sandy Silt				
20							

SOIL LOG

PROJECT: Site 5
Woodlake, California

BORING NO. 5
REPORT NO. 08-1168

DATE : April 30, 2008 TYPE OF BORING: Auger
BORING ELEV: --- GROUNDWATER LEVEL_____ LOGGED BY:____

DEPTH FT	SAMPLES	BLOWS PER 6 IN.	SOIL DESCRIPTION	MOISTURE CONTENT %	DRY DENSITY pcf	N-VALUE BLOWS/FT.	INTERNAL ANGEL OF FRICTION DEGREES
			Dark Reddish Brown Fine Grained Sandy Silt with Clay				
			Brown Fine Grained Sandy Silt (Wet)				
5			Yellowish Brown Fine Grained Sandy Silt with Minor Clay				
10							
15							
20							

JOB NO: 08-1168

JOB NAME: Ron Peddicord LOCATION: Woodlake

TEST HOLE NO: 1 TEST HOLE LOCATION: See attached map

DATE PREPARED & SATURATED: 4-30-08 PREPARED BY: D Doody

DATE OF MEASUREMENT READINGS: 5-1-08 PERFORMED BY: D Doody

DEPTH OF WATER IN TEST HOLE AFTER 24 HOURS SATURATION: Ø (INCHES)

TEST TYPE: MST-P MATERIAL CLASSIFICATION AT TEST HOLE DEPTH:

A. Gravel Layer Depth: 3"

B. Total Gravel in Hole:

C. Distance from Shelf:

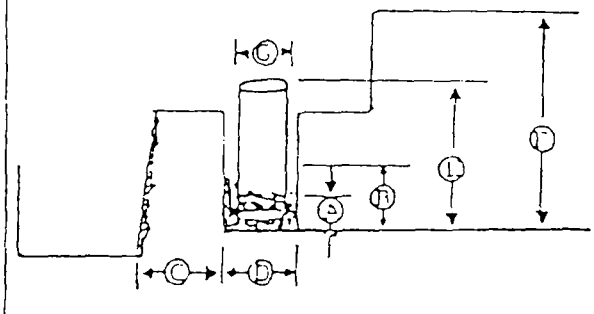
D. Hole Diameter: 6

E. Reference Depth: 60"

F. Hole Depth:

G. Pipe Diameter: 4"

*. Depth to Groundwater:



Measurement Scale Reading At Start, Ins.	Time Reading At Start	Scale Reading Measurement Inches-after	Time Reading after __ Mins	Displacement Inches	Elapsed Time Minutes	Percolation Rate Mins./Inch
8.875	9:00	8.0	9:30	.875	30	34
8.0	9:30	7.25	10:00	.75	1	40
7.25	10:00	6.25	10:30	1.0		30
6.25	10:30	5.50	11:00	.75		40
5.50	11:00	4.375	11:30	1.125		26
4.375	11:30	3.25	12:00	1.125		26
3.25	12:00	2.25	12:30	1.0		30
RF 8.75	12:30	7.625	1:00	1.125		2½

REMARKS:

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Fax # (559) 732-8141

JOB NO: 08-1168

JOB NAME: Poe Ranch LOCATION: Woodlake

TEST HOLE NO: 2 TEST HOLE LOCATION: See attached map

DATE PREPARED & SATURATED: 4-30-08 PREPARED BY: D. Doody

DATE OF MEASUREMENT READINGS: 5-1-08 PERFORMED BY: D. Doody

DEPTH OF WATER IN TEST HOLE AFTER 24 HOURS SATURATION: 0 (INCHES)

TEST TYPE: ASTM MATERIAL CLASSIFICATION AT TEST HOLE DEPTH: _____

A. Gravel Layer Depth: 3"

B. Total Gravel in Hole: _____

C. Distance from Shelf: _____

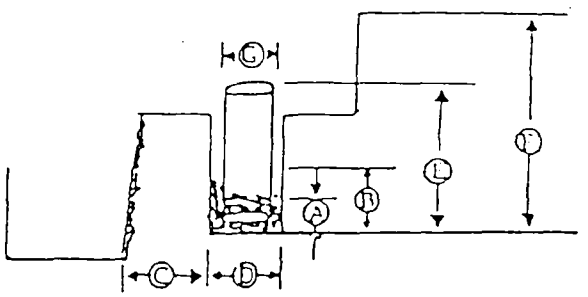
D. Hole Diameter: 6"

E. Reference Depth: 48"

F. Hole Depth: _____

G. Pipe Diameter: 4"

*. Depth to Groundwater: _____



Measurement Scale Reading At Start, Ins.	Time Reading At Start	Scale Reading Measurement Inches-after	Time Reading after Mins	Displacement Inches	Elapsed Time Minutes	Percolation Rate Mins./Inch
9.0	9:15	7.50	9:45	1.50	30	20
7.50	9:45	6.25	10:15	1.25		24
6.25	10:15	5.25	10:45	1.0		30
5.25	10:45	4.50	11:15	.75		40
4.50	11:15	3.625	11:45	.875		34
3.625	11:45	3.0	12:15	.625		48
RF 8.50	12:15	7.75	12:45	.75		40
7.75	12:45	7.125	1:15	.625		48

REMARKS: _____

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JOB NO: 08-1168

JOB NAME: Rob Reed LOCATION: Woodlake

TEST HOLE NO: 3 TEST HOLE LOCATION: See attached map

DATE PREPARED & SATURATED: 4-30-08 PREPARED BY: D Dowdy

DATE OF MEASUREMENT READINGS: 5-1-08 PERFORMED BY: D Dowdy

DEPTH OF WATER IN TEST HOLE AFTER 24 HOURS SATURATION: Ø (INCHES)

TEST TYPE: M&F MATERIAL CLASSIFICATION AT TEST HOLE DEPTH:

A. Gravel Layer Depth: 3"

B. Total Gravel in Hole:

C. Distance from Shelf:

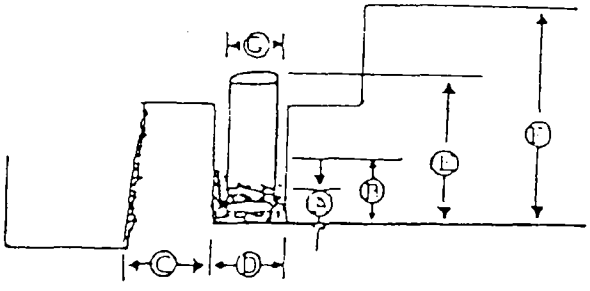
D. Hole Diameter: 6"

E. Reference Depth: 42"

F. Hole Depth:

G. Pipe Diameter: 4"

*. Depth to Groundwater:



Measurement Scale Reading At Start, Ins.	Time Reading At Start	Scale Reading Measurement Inches-after	Time Reading after __ Mins	Displacement Inches	Elapsed Time Minutes	Percolation Rate Mins./Inch
9.0	9:30	8.25	10:00	.75	30	40
8.25	10:00	7.75	10:30	.50	30	60
7.75	10:30	7.375	11:00	.375	30	80
7.375	11:00	6.625	11:30	.75	30	40
6.625	11:30	6.0	12:00	.625	30	48
6.0	12:00	5.50	12:30	.50	30	60
5.50	12:30	5.125	1:00	.375	30	80
5.125	1:00	4.75	1:30	.375	30	80

REMARKS:

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JOB NO: 08-1168

JOB NAME: Ron Reddick LOCATION: Woodlake

TEST HOLE NO: 4 TEST HOLE LOCATION: See attached map

DATE PREPARED & SATURATED: 4-30-08 PREPARED BY: D Doody

DATE OF MEASUREMENT READINGS: 5-1-08 PERFORMED BY: D Doody

DEPTH OF WATER IN TEST HOLE AFTER 24 HOURS SATURATION: 0 (INCHES)

TEST TYPE: M S+P MATERIAL CLASSIFICATION AT TEST HOLE DEPTH: _____

A. Gravel Layer Depth: 3"

B. Total Gravel in Hole: _____

C. Distance from Shelf: _____

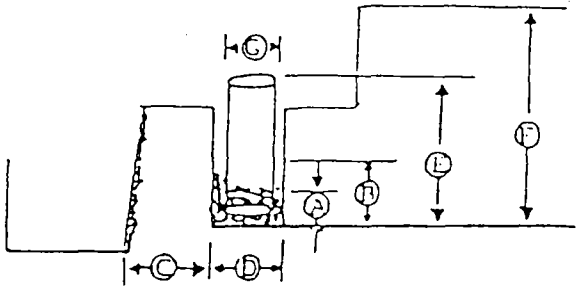
D. Hole Diameter: 6"

E. Reference Depth: 48"

F. Hole Depth: _____

G. Pipe Diameter: 4"

*. Depth to Groundwater: _____



Measurement Scale Reading At Start, Ins.	Time Reading At Start	Scale Reading Measurement Inches-after	Time Reading after Mins	Displacement Inches	Elapsed Time Minutes	Percolation Rate Mins./Inch
8.75	9:45	7.50	10:15	1.25	30	24
7.50	10:15	6.50	10:45	1.0	30	30
6.50	10:45	5.75	11:15	.75	30	40
5.75	11:15	4.75	11:45	1.0	30	30
4.75	11:45	3.875	12:15	.875	30	34
3.875	12:15	3.125	12:45	.75	30	40
RF 8.50	12:45	7.875	1:15	.625	30	48
7.875	1:15	7.125	1:45	.75	30	40

REMARKS: _____

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JOB NO: 08-1168

JOB NAME: Ron Rachford LOCATION: Woodlake

TEST HOLE NO: 5 TEST HOLE LOCATION: See attached map

DATE PREPARED & SATURATED: 4-30-08 PREPARED BY: D Dowdy

DATE OF MEASUREMENT READINGS: 5-1-08 PERFORMED BY: D Dowdy

DEPTH OF WATER IN TEST HOLE AFTER 24 HOURS SATURATION: 0 (INCHES)

TEST TYPE: M57P MATERIAL CLASSIFICATION AT TEST HOLE DEPTH:

A. Gravel Layer Depth: 3"

B. Total Gravel in Hole:

C. Distance from Shelf:

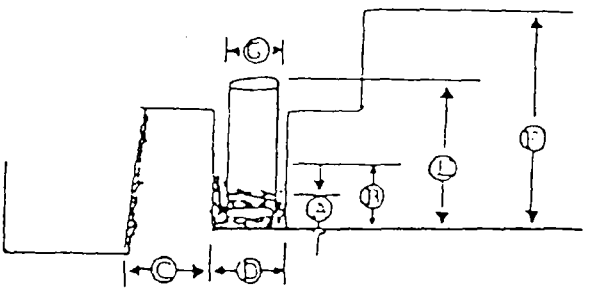
D. Hole Diameter: 6"

E. Reference Depth: 48"

F. Hole Depth:

G. Pipe Diameter: 4"

*. Depth to Groundwater:



Measurement Scale Reading At Start, Ins.	Time Reading At Start	Scale Reading Measurement Inches-after	Time Reading after Mins	Displacement Inches	Elapsed Time Minutes	Percolation Rate Mins./Inch
8.25	10:00	7.50	10:30	.75	30	40
7.50	10:30	6.75	11:00	.75	1	40
6.75	11:00	6.125	11:30	.625	1	48
6.125	11:30	5.625	12:00	.50	1	60
5.625	12:00	5.063	12:30	.563	1	53
5.063	12:30	4.563	1:00	.50	1	60
4.563	1:00	4.313	1:30	.25	1	80
4.313	1:30	4.001	2:00	.312	1	96

REMARKS:

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ATTACHMENT FIVE

Mitigation Monitoring Schedule

APPLICANT AUTHORIZATION TO PREPARE
MITIGATED NEGATIVE DECLARATION
for
TENTATIVE TRACT MAP NO. TM 805/PSR

I hereby agree to include the mitigation measures for Tentative Tract Map No. TM 805/PSR, as stated in the cover letter dated December 14, 2009, from Samantha Franks, as part of my application. By agreeing to these mitigation measures, I authorize the Tulare County Resource Management Agency, Development Services Branch to prepare a Mitigated Negative Declaration.

Ronald F Redfield
Signature of Applicant

11/12/10
Date

Ronald F. Redfield
Print Name

EXHIBIT "A"
TM 805
Mitigation Monitoring Program
RMA is Responsible for Overall Monitoring

Mitigation Measure	Timing of Action	Monitoring Reporting Party	Staff Checkoff & Date
Transportation/Traffic			
1) The developer shall reconstruct Avenue 360 to an FGMP standard for a two-way street with an ADT greater than 400 beginning at a point 3,590 feet east of Road 212 to Road 220. Road 220 shall be reconstructed to FGMP standards for a two-way street with an ADT greater than 400 from Avenue 360 to a point one-half mile north. All interior streets shall be constructed to FGMP standards for a two-way street with an ADT not to exceed 400. Maxwell and Madridano Avenues shall have 60-foot rights-of-way and Franklin, Murphy and Cameron Roads shall have 56-foot rights-of-way.	during development stage	Resource Management Agency, Engineering	
2) One-foot reserve strips dedicated to the County of Tulare in accordance with Section 7-01-1270 of the Subdivision Ordinance are required at locations that are divided by phases. Standard barricades or temporary turnarounds, whichever applies, shall be constructed at the end of all stub streets shown in Place A-23 to prevent access to and from adjacent un-subdivided land.	during development stage	Resource Management Agency, Engineering	
3) Franklin Street extending into Phase 2 shall be developed at the same time as the streets in Phase 1.	during development stage	Resource Management Agency, Engineering	
4) The subdivider shall submit an application and pay the required fee to the Tulare County RMA for the formation of an assessment district for the maintenance of the public streets and roadways within the boundary of the subdivision. Formation of the assessment district must be completed before the recordation of the final map. The formation process will begin at the time the application and fee are received. The subdivider may also submit proof to Tulare County RMA of an alternative means of providing for permanent, long-term maintenance of the public streets and roadways such as a homeowners association. This alternative means will need to be approved by Tulare County RMA and the	Prior to recordation of the final map	Resource Management Agency, Engineering	

process completed before the recordation of the final map.			
5) All runoff generated from this subdivision shall be directed to natural drainage areas without adversely impacting adjacent property or County road frontages. Improvement plans and hydraulic calculations detailing the site grading and drainage improvements shall be submitted to and approved by the Tulare County Engineer or his designee prior to recordation of the final map.	Prior to recordation of the final map	Resource Management Agency, Engineering	
6) 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 grading plans shall clearly show the following: 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.	Prior to issuance of building permits and prior to commencement of grading or any construction	Resource Management Agency, Engineering	
Hydrology and Water Quality			
7) The water system shall be regulated as a "Community Public Water System" by the Tulare County Environmental Health Services Division (TCEHSD). The applicant shall apply for a water system permit and submit all required documentation to the TCEHSD prior to operating the system.	Prior to operating the system	Environmental Health Services Division	
8) The applicant shall submit a water test for nitrates, gross alpha, and Total Coliform for the wells that will be a part of the Community Water System prior to operating the system.	Prior to operating the system	Environmental Health Services Division	
9) The applicant shall identify which existing wells (a minimum of two) are to be used for the Community Public Water System. The existing public domestic wells, or any new wells, used for the water system, shall have or be reconstructed to have a minimum of a 50 foot annular seal and a 14" thick surface seal, as required by the Tulare County Well Ordinance.	At water system permit stage	Environmental Health Services Division	