

Chandler Grove Master Plan and Annexation Project

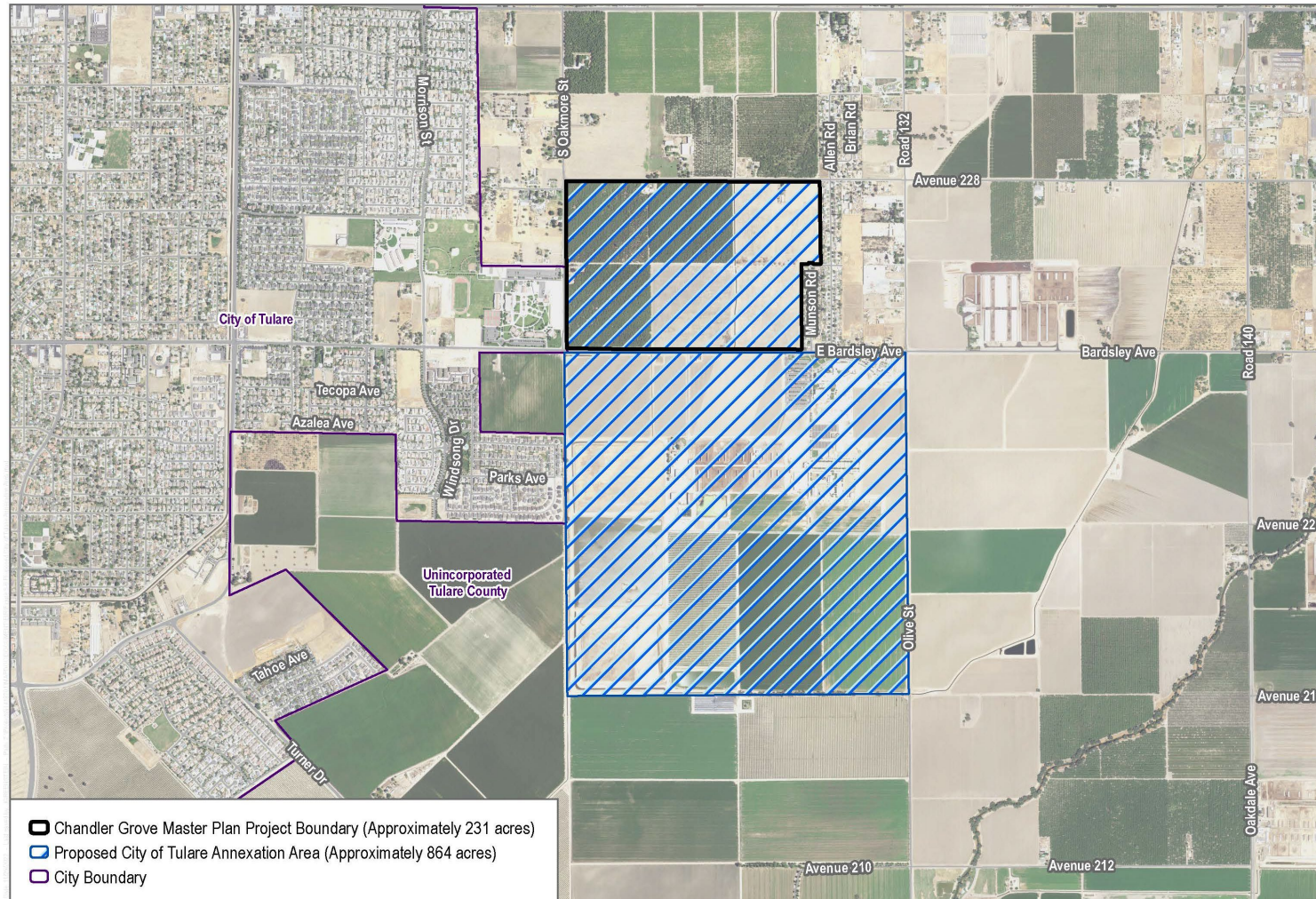
City Council

December 5, 2023

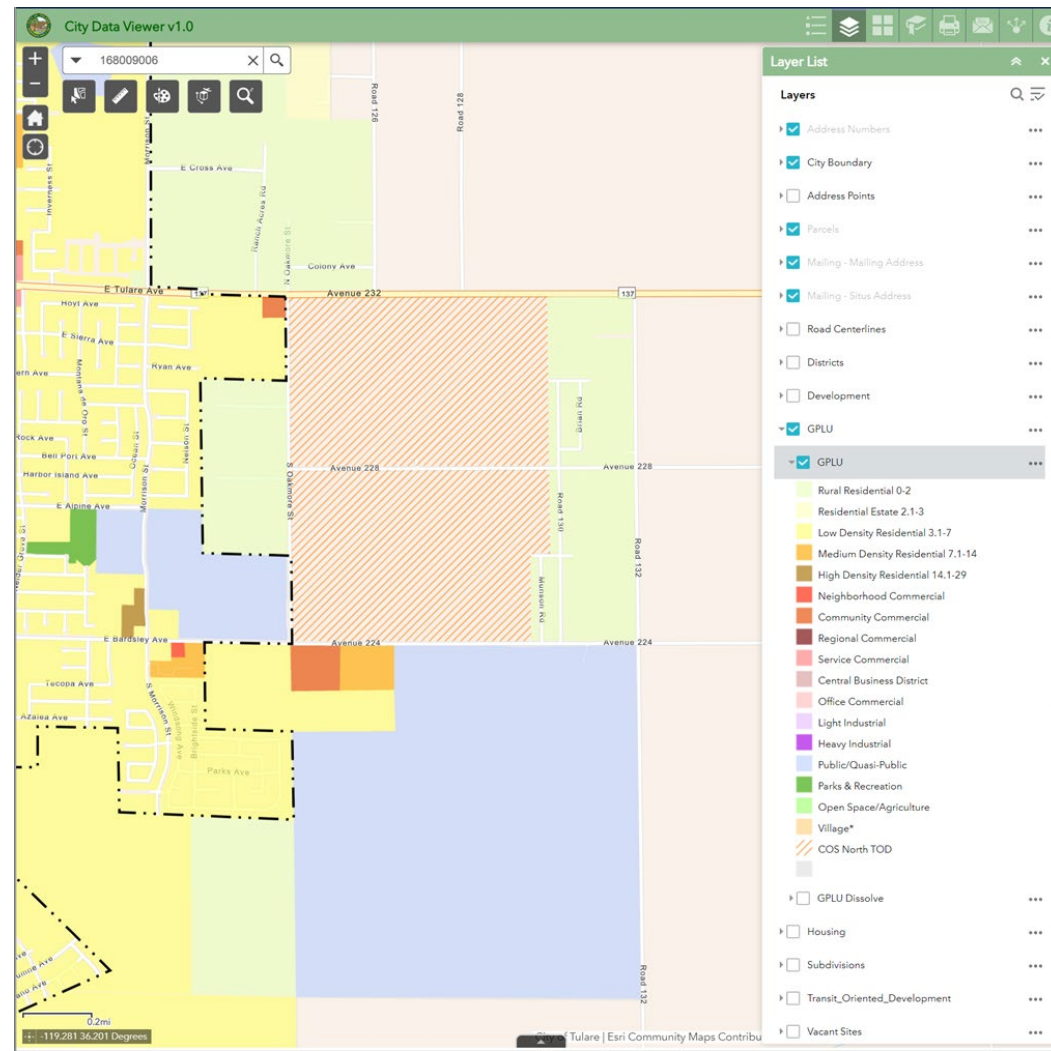




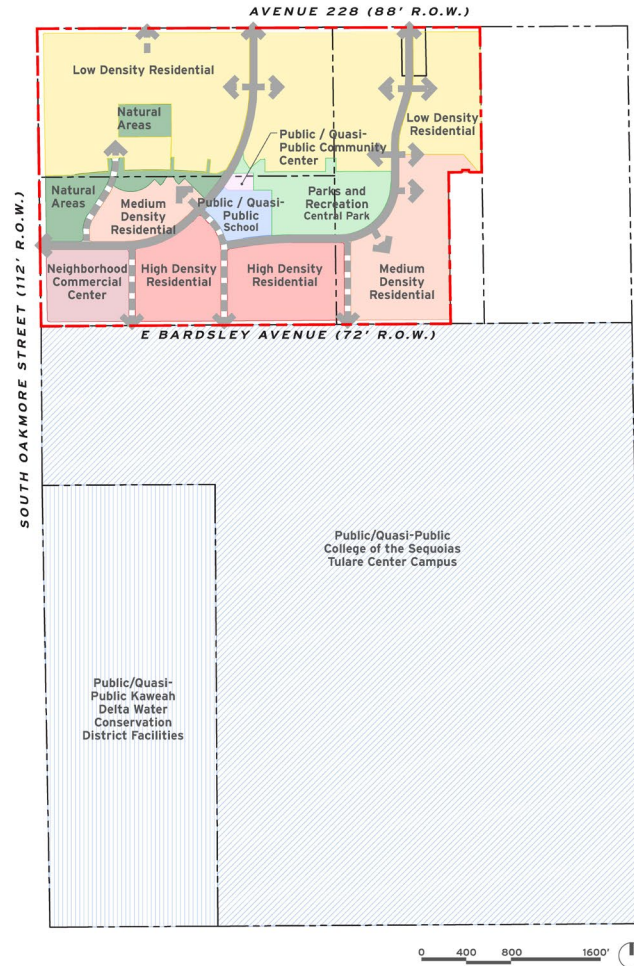
Annexation No. 2020-01 (East Tulare No. 36) Chandler Grove











Existing General Plan designation






General Plan Amendment No. 2022-04



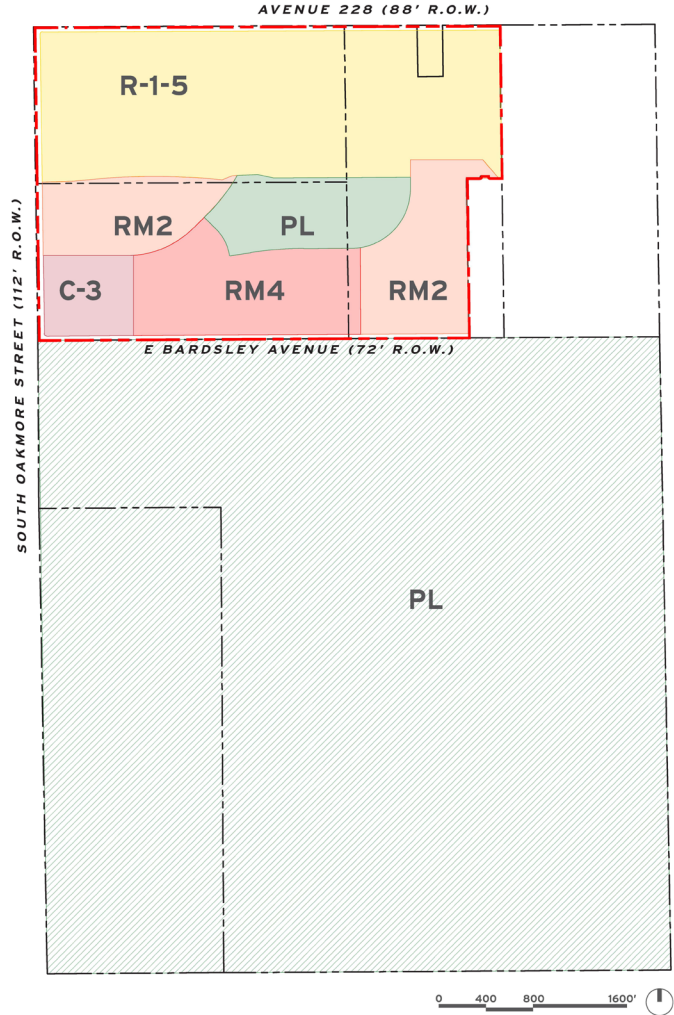
Land Use

Land Use	Quantity
Low Density Residential	
	364 Units
Total Acreage	100.3 AC
Density (DU/AC)	3.6 DU/AC
Medium Density Residential	
	281 Units
Total Acreage	32.9 AC
Density (DU/AC)	8.5 DU/AC
High Density Residential	
	552
Total Acreage	29.9 AC
Density (DU/AC)	18.5 DU/AC
Other Uses	
	Parks and Recreation (Central Park) 14.1 AC
	Natural Areas 12.3 AC
	Neighborhood Commercial Center 10.8 AC
	Public / Quasi-Public (School) 4.9 AC
	Public / Quasi -Public (Community Center) 0.78 AC

Legend

-  Property line
-  Collector Road (public right-of-way - area not calculated)
-  Local Road connections (public right-of-way - area not calculated)

Zone Amendment No. 743

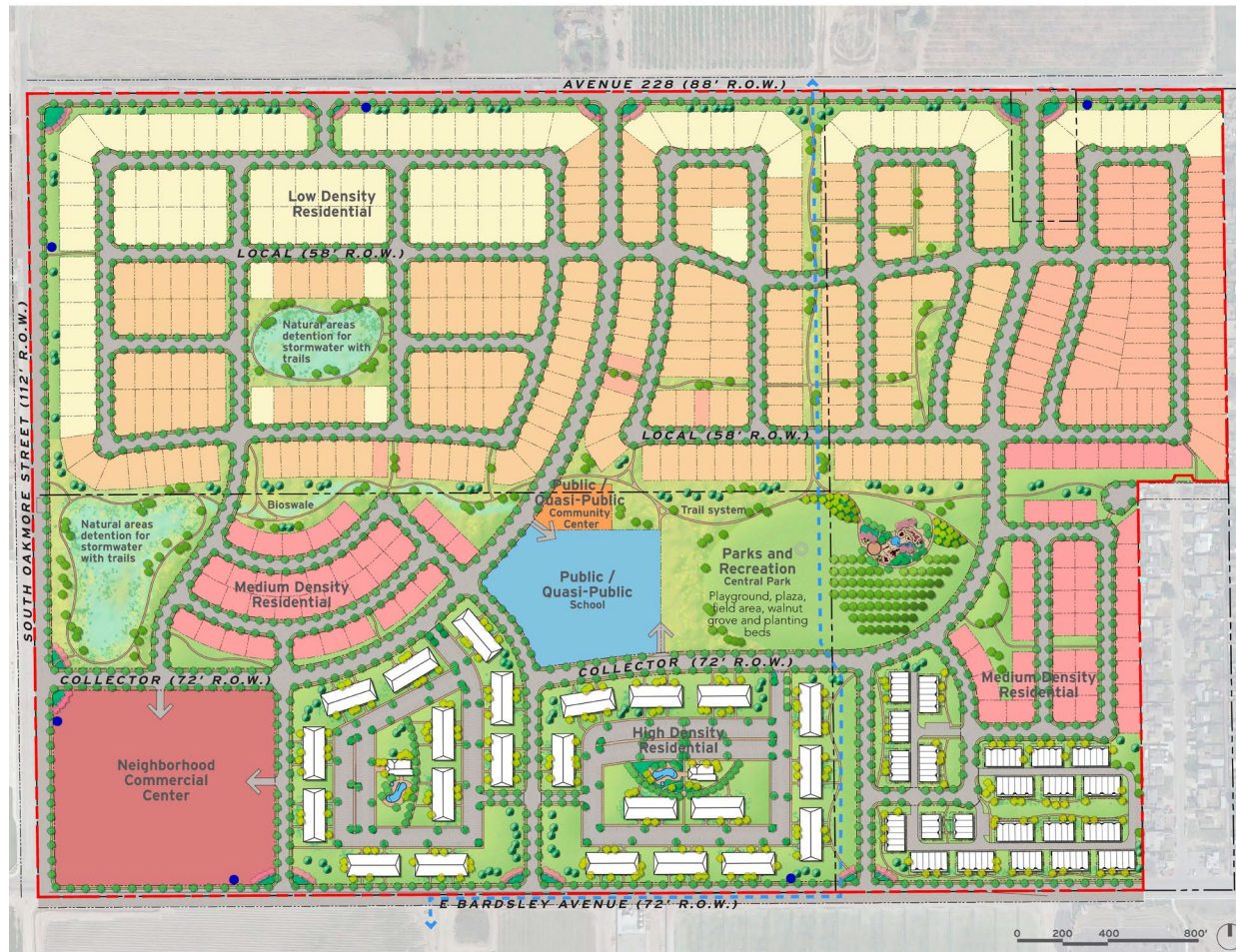


Zoning

Zoning	Information
R-1-5	Single Family 5,000 SF minimum lot size
RM2	Multiple Family 3,000 SF minimum lot size
RM4	Multiple Family 1,500 SF minimum lot size
C-3	Retail Commercial
PL	Public Lands (School, Central park, Community Center)

Legend
 - - - - - Property line

Proposed Chandler Grove Master Plan

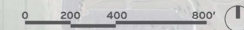


Land Use

Land Use	Quantity
Low Density Residential	
	364
Total Acreage	100.3 AC
Density (DU/AC)	3.6 DU/AC
Medium Density Residential	
	160
	121
Total Medium Density Units	281
Total Acreage	32.9 AC
Density (DU/AC)	8.5 DU/AC
High Density Residential	
	552
Total Acreage	29.9 AC
Density (DU/AC)	18.5 DU/AC
Total Units	
	1,197
Other Uses	
Parks and Recreation (Central Park)	14.1 AC
Neighborhood Commercial Center	10.8 AC
Public / Quasi-Public (School)	4.9 AC
Public / Quasi-Public (Community Center)	0.78 AC

Legend

- Property line
- Piped irrigation canal
- Proposed bus stop



Environmental Impact Report

- Environmental Impact Report (EIR) prepared for the project.
- Draft EIR circulated for public review from July 27, 2023 to September 11, 2023.
- Comments received from California Department of Fish and Wildlife and the San Joaquin Valley Air Pollution Control District.
- EIR identifies mitigation measures and proposes a Mitigation Monitoring and Reporting Program (MMRP).
- EIR found that significant unavoidable impacts to agricultural resources, air quality, greenhouse gases, and transportation would remain despite proposed mitigation measures.
- Planning Commission recommended that the City Council certify the Final EIR with appropriate Findings and Statement of Overriding Considerations along with the proposed MMRP.
- Staff is recommending that the City council certify the Final EIR with appropriate Findings and Statement of Overriding Considerations along with the proposed MMRP.

Staff Recommendation

1. Adopt a resolution certifying the Final Environmental Impact Report with appropriate Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program prepared for the Chandler Grove Master Plan and Annexation Project.
2. Adopt a resolution requesting the Tulare County Local Agency Formation Commission take proceedings for annexation No. 2020-01 (East Tulare No. 36 – Chandler Grove) and detachment of the property from County Service Area No. 1
3. Adopt a resolution approving General Plan Amendment No. 2022-04 to implement the City's adopted COS North Transit Oriented Development Plan and establish land use designations for areas of the project site as Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Public / Quasi Public and Parks and Recreation
4. Pass to print an ordinance approving Zone Amendment No. 743, pre-zoning the subject property to the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot area), (RM-2 (Multiple-family Residential, 3,000 sq. ft. minimum per unit), RM-4 (Multiple-family Residential, 1,500 sq. ft. minimum per unit), and PL (Public Lands) zoning designations