

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

August 28, 2017

**GENERAL PLAN AMENDMENT 2017-02
ZONE AMENDMENT NO. 720**

PROJECT PLANNER: Dawn E. Marple, Contract Planner

APPLICANT: Great Valley Land Builders, LLC

LOCATION: Property is approximately 19.5 acres located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard

APN: 172-100-001, 172-070-003

ZONING CLASSIFICATION: R-M-2 (Residential Multi-Family)
C-3 (Retail Commercial)
Project proposes a Zone Change to Single Family Residential (R-1-6)

GENERAL PLAN DESIGNATION: Community Commercial, Medium Density Residential (7.1 – 14 units/acre), *Project proposes a General Plan Amendment to Low Density Residential.*

SURROUNDING LAND USES AND ZONING:

North: Vacant; Multi-Family	R-M-2
South: Vacant; Community Commercial	C-4
West: Mooney Blvd; Single Family Residential	M-2
East: Residential Development; Single Family Residential	R-1-7

RELATED PROJECTS ON CURRENT AGENDA:

Subdivision Map: Averill Subdivision R.M. 3-22
Tentative Subdivision Map: The Greens at Oak Creek

REQUEST:

Request by Great Valley Land Builders, LLC., for approval of a General Plan Amendment and Zone Amendment on the approximately 19.5 acre parcel.

DETAILS OF THE PROPOSAL:

The applicant proposes to amend the General Plan land use designations and the Zoning to allow for the subdivision and development of one 19.5 acre parcel (APNs 172-100-001, and 172-070-003). The General Plan Amendment is a request to change the land use designations from Community Commercial on the western half of the parcel, and Medium Density Residential on the eastern half of the parcel, to Low Density Residential on the entire parcel. The Zone Amendment is a request to change the existing zone districts from R-M-2 on the eastern half of the parcel, and C-3 on the western half of the parcel to the R-1-6 zone district on the entire parcel.

General Plan Amendment:

From: Community Commercial and Medium Density Residential
To: Low Density Residential

Zone Amendment:

From: Retail Commercial (C-3) and Multi-Family (R-M-2)
To: Single Family Residential (R-1-6)

STAFF COMMENTS:

The property is currently vacant, with the exception of one rural residence, and is located directly east of Mooney Boulevard, approximately 1,700 feet north of Tulare Avenue. The project is proposed on an approximately 19.5 acre lot (APNs 172-100-001, and 172-070-003) and is currently zoned C-3 and R-M-2.

The City of Tulare General Plan (2035) density standard for Low Density Residential ranges from 3.1 to 7.0 dwelling units per acre. The proposed Tentative Subdivision Map illustrates a density of approximately 4.51 dwelling units per acre, which is within the required density range for the Low Density Residential land use designation. The proposed R-1-6 zone district development standards apply to the Tentative Subdivision Map as well as the design standards of the Subdivision Regulations. The minimum lot size for the R-1-6 zone district is 6,000 square feet. Front yard setbacks are a 20-foot minimum and side and rear yard setbacks are five feet, with the exception of corner lots, which have a 10-foot side yard minimum. The minimum lot dimensions required are as follows:

<i>District</i>	<i>Interior Lot Width</i>	<i>Corner Lot Width</i>	<i>All Lots Depth</i>
R-1-6	60 feet	70 feet	100 feet

Cul-de-sac lots shall have minimum street frontage of 40-feet, and shall have a minimum width as depicted in the table above, at a point along both side property lines, midway between the front and rear property lines.

No comments have been received by staff during the public comment period.

ENVIRONMENTAL:

On Monday, July 25, 2017, the Environmental Impact Review Committee recommended a Mitigated Negative Declaration for this project. The City of Tulare was the lead agency on the preparation of the Mitigated Negative Declaration. A notice of Public Hearing on General Plan Amendment 2017-02, Zone Amendment 720, Tentative Subdivision Map and Intent to Adopt the Mitigated Negative Declaration was published on August 5, 2017.

No comments have been received during the public review period.

Mitigation measures are set forth in the attached Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and incorporated herein as though fully set forth.

RECOMMENDED FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to General Plan Amendment 2017-02 and Zone Amendment No. 720:

Environmental:

- 1) That the Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.
- 2) That the Planning Commission has considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment.
- 3) The Planning Commission finds that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency.

General Plan Amendment 2017-02:

- 1) That the proposed amendment is in the public interest.
- 2) That the proposed amendment is consistent and compatible with the general plan and implementation programs which may be affected.
- 3) That the proposed amendment impacts have been adequately assessed and have not been determined to be detrimental to public health.
- 4) That the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

Zone Amendment No. 720:

- 1) That the proposed action will promote the objectives of the Zoning Title as prescribed in Section 10.04.020 of the Tulare City Code.
- 2) That the proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the expected environmental impacts resulting from the proposed amendment will not have a significant impact on the environment.

RECOMMENDATIONS:

Based on the approved findings, staff recommends that General Plan Amendment 2017-02 and Zone Amendment No. 720 be approved subject to the following conditions:

- 1) Adopt a Mitigated Negative Declaration for General Plan Amendment 2017-02 and Zone Amendment No. 720.
- 2) Recommend to City Council to approval of General Plan Amendment 2017-02 providing for a change in land use designation on approximately 19.5 acres from Community Commercial and Medium Density Residential to Low Density Residential (LDR, 3.1 to 7 units/acre)
- 3) Recommend to City Council approval of Zone Amendment No. 720, changing the zoning on 19.5 acres from C-3 (Community Commercial) and R-M-2 (Multi-family residential, 3,750 sf lot area per unit) to R-1-6 (Single Family Residential, 6,000 sf minimum lot area)

Attachments:

- I. Project Vicinity Map
- II. Tentative Subdivision Map
- III. Engineering Comments
- IV. Fire Comments
- V. Caltrans Letter, dated May 9, 2017
- VI. IS/MND The Greens Tentative Subdivision Map
- VII. Resolution

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No. _____

August 28, 2017

THE GREENS AT OAK CREEK – TENTATIVE SUBDIVISION MAP

PROJECT PLANNER: Dawn E. Marple, Contract Planner

APPLICANT: Great Valley Land Builders, LLC

ENGINEER: AW Engineering

LOCATION: Property is approximately 19.5 acres located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard

APN: 172-100-001, 172-070-003

ZONING CLASSIFICATION: RM-2 (Residential Multi-Family)
C-3 (Retail Commercial)
Project proposes a Zone Change to Single Family Residential (R-1-6)

GENERAL PLAN DESIGNATION: Community Commercial, Medium Density Residential (7.1 – 14 units/acre), *Project proposes a General Plan Amendment to Low Density Residential.*

SURROUNDING LAND USES AND ZONING:

North: Vacant; Multi-Family	R-M-2
South: Vacant; Community Commercial	C-4
West: Mooney Blvd; Single Family Residential	M-2
East: Residential Development; Single Family Residential	R-1-7

RELATED PROJECTS:
Averill Subdivision R.M. 3-22
Zone Amendment No. 720
General Plan Amendment No. 2017-02

REQUEST AND DETAILS OF THE PROPOSAL:

Request by Great Valley Land Builders, LLC., to subdivide 19.5 acres into an 88-lot single-family residential subdivision.

The Applicant proposes an 88-lot single-family residential subdivision of R-1-6 (Single Family Residential – 6,000 square foot minimum lot area) density in three phases:

Phase 1 (R-1-6, 6,000 sf min lot area)	33 lots
Phase 2 (R-1-6, 6,000 sf min lot area)	25 lots
Phase 3 (R-1-6, 6,000 sf min lot area)	<u>30 lots</u>
	88 lots

The property is currently vacant, with the exception of one rural residence, and is located directly east of Mooney Boulevard, approximately 1,700 feet north of Tulare Avenue. The project is proposed on an approximately 19.5 acre lot (APNs 172-100-001, and 172-070-003) located on the east side of Mooney Boulevard, north of Tulare Avenue and south of Seminole Avenue. The main entry access points to the development will be off of the future Aberdeen Street, and Muirfield Avenue. Aberdeen Street and the Muirfield Avenue connection will both be developed with Phase 1 of the subdivision map. A 10-foot block wall with landscaping will be installed along the western boundary of the project site, adjacent to Mooney Boulevard. Access to the site off the future Aberdeen Street, will feed off of Seminole Avenue from Mooney Boulevard. This will require the existing dedicated turn lane on north bound Mooney Boulevard to be lengthened to at least 580 feet. Backing lot treatment is also proposed along Mooney Boulevard. The backing lot treatment consists of a block wall with landscaping and will be maintained through a Landscape Maintenance District.

STAFF COMMENTS:

The proposed Tentative Subdivision Map has been reviewed in accordance with the § 8.24 – Subdivision Regulations of the City of Tulare Code of Ordinances. In addition, the proposed Tentative Subdivision Map is in compliance with the Subdivision Map Act. The applicant is also proposing a General Plan Amendment and a Zone Amendment to facilitate the proposed Tentative Subdivision Map. The General Plan Amendment proposes to change the land use designation from the medium density residential and community commercial land uses to low density residential land use. The Zone Amendment proposes to change the zoning designations from the R-M-2 (Multi-Family Residential, 3,000 square feet) and C-3 (Retail Commercial) zone districts to the R-1-6 (Single Family Residential, 6,000 square feet) zone district

The development standards of the R-1-6 zone district apply to the Tentative Subdivision Map as well as the design standards of the Subdivision Regulations. The minimum lot size for the R-1-6 zone district is 6,000 square feet. Front yard setbacks are a 20-foot minimum and side and rear yard setbacks are five feet, with the exception of corner lots, which have a 10-foot side yard minimum. The minimum lot dimensions required are as follows:

<i>District</i>	<i>Interior Lot Width</i>	<i>Corner Lot Width</i>	<i>All Lots Depth</i>
R-1-6	60 feet	70 feet	100 feet

Cul-de-sac lots shall have minimum street frontage of 40-feet, and shall have a minimum width as depicted in the table above, at a point along both side property lines, midway between the front and rear property lines.

According to § 8.24.440(2), key lots shall be avoided where possible and are subject to the approval of the Planning Commission or City Council. The Tentative Subdivision Map contains four key lots (lots 23, 59, 83, and 88). Key lots are defined by §8.24.130(K) as any lot placed in a block, facing a different direction and plotted more or less at right angles to the normal pattern for that block.

The Site Plan Review Committee reviewed this project with the applicant on May 17, 2017, and on June 21, 2017. In addition, the proposed project has been reviewed by the Public Works Director and City Engineer, who have determined that the proposed project will not have a significant impact on the existing water system. The water distribution system within the project site would be provided and maintained by the City. Sanitary sewer service, including wastewater treatments, will be provided to the project site by the City. Existing water mains are located along Muirfield Avenue, sewer mains are located along Seminole Avenue, the proposed Tentative Subdivision Map will provide connections to the existing water and sewer lines. The Tentative Subdivision Map will be required to construct a stormwater basin as shown on the map, north of the subdivision. Stormwater collection from the subdivision will be required to connect to the stormwater basin.

Electrical and gas service to the Project site would be provided by the Southern California Edison and the Gas Company. AT&T would provide telephone service and cable television service would be provided by Comcast. The Applicant will be required to extend the services to the project site.

A Mitigated Negative Declaration was prepared for this project for public review pursuant to provisions of the Public Resources Code, State of California, Section 210000 to 21177 of the California Environmental Quality Act (CEQA).

No comments have been received by staff during the public comment period.

ENVIRONMENTAL:

On Monday, July 25, 2017, the Environmental Impact Review Committee recommended a Mitigated Negative Declaration for this project. The City of Tulare was the lead agency on the preparation of the Mitigated Negative Declaration. A notice of Public Hearing on Zone Amendment 720, General Plan Amendment 2017-02, Tentative Subdivision Map and the Notice of Intent to Adopt the Mitigated Negative Declaration was published on August 5, 2017.

No comments have been received during the public review period.

Mitigation measures are set forth in the attached Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and incorporated herein as though fully set forth.

RECOMMENDED FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to The Greens at Oak Creek Tentative Subdivision Map:

Environmental:

- 1) That the Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.
- 2) That the Planning Commission has considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment.
- 3) The Planning Commission finds that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency.

Tentative Subdivision Map:

- 1) That the proposed subdivision map is consistent with applicable Tulare General Plan.
- 2) That the design or improvements of the proposed subdivision are consistent with the Tulare General Plan.
- 3) That the site is physically suitable for the type of development proposed.
- 4) That the site is physically suitable for the density of the development.
- 5) That the design of the subdivision or the type of improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- 6) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- 7) That a Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act of 1970 and State CEQA Guidelines.
- 8) That the proposed subdivision map is consistent with the Tulare City Code.

RECOMMENDED CONDITIONS:

Based on the approved findings, staff recommends that The Greens at Oak Creek Tentative Subdivision Map, be approved subject to the following conditions:

- 1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- 2) Applicant to comply with conditions as required by the Engineering/Public Works Department, Fire Department, and Recreation, Parks & Library Department.
- 3) Comply with the requirements outlined in the Caltrans letter dated, May 9, 2017.
- 4) Adequate permanent or temporary fire protection facilities as approved by the Fire Chief, shall be installed prior to the issuance of any building permits and prior to the storage of combustible materials on site.
- 5) Final acceptance of the tract shall be contingent upon the subdividers providing within and/or outside the tract, drainage disposal facilities, as required to receive drainage and dispose for drainage and storm waters from this tract. Said facilities shall be subject to the approval of the Public Works/Engineering Department.
- 6) Six-foot public utility easements shall be granted along all front yards as required for public utilities.
- 7) Final subdivision map shall depict all easements.
- 8) The applicant shall comply with the requirements of the Public Works Director and City Engineer regarding sewage disposal and water supply facilities.
- 9) All lots shall meet the provisions of the applicable zoning district.
- 10) Street names will be consistent with street names approved by the Street Naming Committee, and approved by the Community & Economic Development Director.
- 11) Applicant to record a "Right to Farm" notice on final map.
- 12) Applicant shall establish a landscape maintenance district prior to recordation of the final map. All landscape plans within the landscape maintenance district shall be consistent with city standards and approved by the Community & Economic Development Director and/or Community Services Director.

- 13) Applicant shall record a document notifying homeowners that the subject property is within a landscape maintenance district.
- 14) Applicant shall submit four copies of a landscape and irrigation plan consistent with the City's landscape ordinance.
- 15) A 10-foot block wall is required along the west boundary of the project site, adjacent to Mooney Boulevard. Final block wall design is subject to the Community & Economic Development Director approval.
- 16) Noise buffering in new development along major streets, highways, and railroad tracks is required.
- 17) Applicant shall record a note on final map indicating that all residential lots are subject to a landscape maintenance district pursuant to the Landscape and Lighting Act.
- 18) Applicant to comply with San Joaquin Valley Air Pollution Control District regulations regarding dust control during construction.
- 19) Applicant to comply with San Joaquin Valley Air Pollution Control District Rule 9510 for the final map.
- 20) Recording of the final map is subject to the approval of General Plan Amendment 2017-02 and Zone Amendment No. 720.
- 21) Applicant to comply with all conditions within the MND Mitigation Monitoring and Reporting Program per adopted Resolution 5248.
- 22) Applicant to provide and locate mailbox clusters as approved by the U.S. Postmaster, Tulare.
- 23) Any changes to phase lines or order of phasing is subject to approval from the Community & Economic Development Director and City Engineer.
- 24) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of

Government Code Section 66020, the Owner/Developer will be legally barred from later changing such exactions.

- 25) Applicant to provide a retaining wall where ever adjacent lot grades exceed six inches.

APPEAL INFORMATION:

Decisions of the Planning and Building Director or Planning Commission may be appealed by filing a letter with the City Clerk no later than ten days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:

- I. Project Vicinity Map
- II. Tentative Subdivision Map
- III. Engineering Comments
- IV. Fire Comments
- V. Caltrans Letter, dated May 9, 2017
- VI. IS/MND The Greens Tentative Subdivision Map
- VII. Resolution 5248



19.86 Acres

Tulare Canal

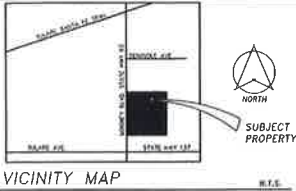
63

137

0 150 300
Feet

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

 Project Site (APE)



LEGEND/NOTES:

- (E) EXISTING
- (P) PROPOSED
- T.B.M. TO BE REMOVED
- CONCRETE
- ASPHALT CONCRETE
- (S) STREET LIGHT
- (F) FIRE HYDRANT
- (E) FIRE HYDRANT

EXIST. USE: VACANT/SFR
 PROPOSED USE: RESIDENTIAL
 SEWAGE DISPOSAL: CITY OF TULARE
 WATER SUPPLY: CITY OF TULARE
 STORM DRAINAGE: OFF SITE POND
 TOTAL LOTS: 88
 EXIST. ZONING: C-3 RETAIL COMMERCIAL AND R-M-2 MULTI-FAMILY
 PROPOSED ZONING: R-1-S SINGLE FAMILY
 GROSS TOTAL AREA: 19.86 ACRES
 LOT SIZE: 8,000 S.F. (MIN) / 14,468 S.F. (MAX) / 4,778 S.F. (AVG)
 FLOOD ZONE: X COMMUNITY PANEL #08107C275E
 1. ALL EXISTING ON-SITE IRRIGATION PIPES SHALL BE CRUSHED AND REMOVED.

THE GREENS AT OAK CREEK TENTATIVE SUBDIVISION

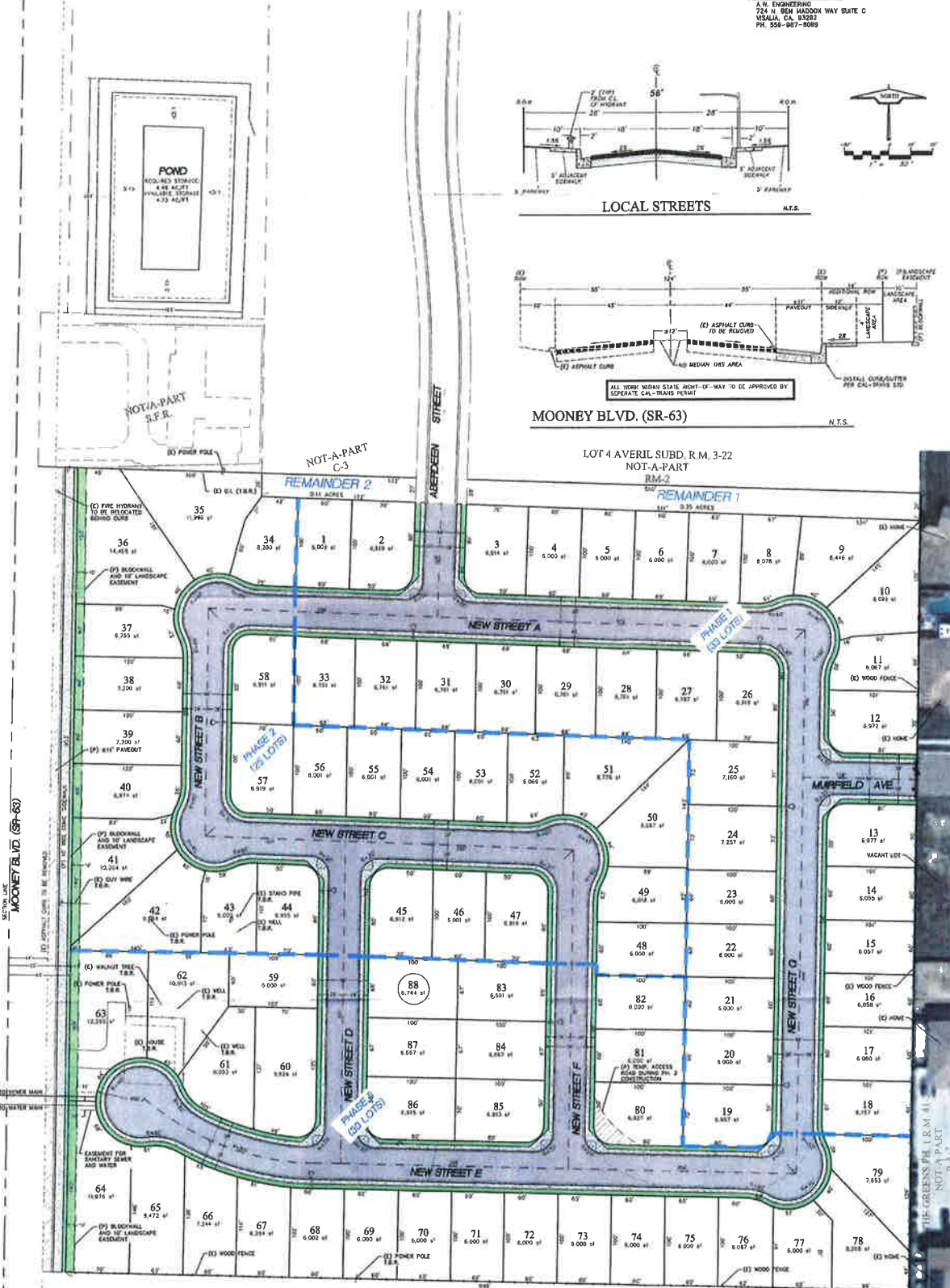
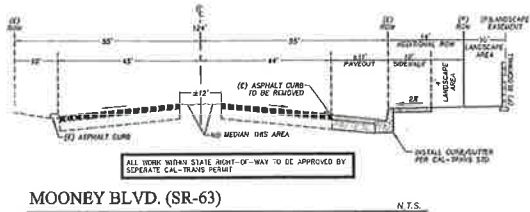
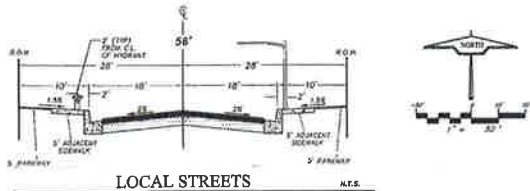
A DIVISION OF A PORTION OF THE NORTH 1/4 OF THE SW 1/4 SEC. 6, TOWNSHIP 20 SOUTH RANGE 25 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA 8/21/17

OWNER:

MOONEY PROPERTY'S LLC
 1969 HILLMAN
 TULARE, CA 93274
 559-799-8993

ENGINEER:

A.W. ENGINEERING
 724 N BEN MADDOX WAY SUITE C
 VISALIA, CA 93282
 PH: 559-667-9089





INTEROFFICE MEMORANDUM

Engineering Department

Michael W. Miller, City Engineer

TO: Planning and Building Division
FROM: Engineering Division
SUBJECT: Engineering Considerations - Tentative Map of **The Greens at Oak Creek** Subdivision
LOCATION: East side of Mooney Blvd. (SR63) north of Tulare Avenue
SUBDIVIDER: Great Valley Land Builders, LLC
DATE: August 23, 2017

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.

SOILS:

The Subdivider shall submit a preliminary soils report for structural foundation, which shall be prepared by a Registered Civil Engineer based upon adequate soil test borings. Said report shall be submitted to the City Engineer or Chief Building Official.

The Subdivider shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction. Compaction tests are required on all trenches. All soils testing shall be performed at the sole cost of the Subdivider. The Subdivider shall establish an account with a licensed and certified soil-testing firm acceptable to the City Engineer prior to the start of construction for compaction testing of trench backfill and fills. The City shall order and direct all compaction tests.

STREETS:

Street widths shall be as shown on approved tentative map, unless otherwise noted in Attachment "A."

R-Value tests shall be taken for the design of all pavement areas to be constructed by this project. The spacing of said R-Value tests shall not be more than 400 feet apart, per linear foot of paving.

The structural section of all streets shall be not less than the thicknesses shown in Item 1 of Attachment "A," except that a greater thickness may be required by soils test results and engineered structural section calculations. The design of the pavement structural section for streets shall be asphalt concrete over aggregate base materials.

All streets shall have the City standard cross section with curb, gutter and sidewalk.

All utility services shall be placed in the streets prior to paving.

Compaction tests are required on all street subgrades. All soil testing shall be performed at the sole cost of the Subdivider.

Knuckles and transition curves to knuckles shall have 50-foot radii.

The centerlines of all streets shall be the continuations of the centerlines of existing streets, or shall be offset at least two hundred (200) feet.

The centerline curve radius for roadway design shall be a minimum of 250 feet for local streets, 600 feet for collector streets, and 1,200 feet for arterial streets. Provision for a smaller radius shall be subject to the approval of the City Engineer.

Street monuments shall be installed at locations as required by the City Engineer.

Driveway widths and spacing shall conform to City Code requirements.

Side lines of all lots wherever practicable shall be at right angles or radials to the centerline of the street.

Property line radii are to be 20 feet at all street intersections.

The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For Landscape and Lighting Act District parcels, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

Turnarounds are required at all dead end streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up.

A barricade and a 2" x 8" rough redwood header shall be provided at dead end streets. As an option, an additional 1-foot of paving beyond the required limits of paving may be installed in lieu of a redwood header.

In conformance with Section 8.24.040 (A) 7 of the City of Tulare Municipal Code, "each street intersection shall be as near to a right angle as practicable."

If work by the Subdivider or his contractors render any existing City street to be in a condition unacceptable to the City Engineer, or his authorized representatives, said street must be restored to a condition as good as or better than before the development's construction activities began. Said repair work must be completed within 2 weeks of the damage having occurred, or in accordance with a schedule authorized by the City Engineer. Thenceforth, the Subdivider shall maintain the street in its repaired state for the duration of the development's construction activities.

The City shall reimburse the Subdivider for oversize street improvement costs, which are limited to those improvements included in the City's current development impact fee program. These include:

- Asphalt concrete and aggregate base material costs associated with arterial street pave-out widths greater than 20 feet (i.e., Subdivider is responsible for first 20 feet), and/or structural section thicknesses that exceed what would have been required for a collector standard roadway
- Modifications to the median island in Mooney Boulevard (State Route 63)
- Traffic signal improvements

All street improvements for which oversize reimbursement will be requested are subject to review and approval of costs by the City Engineer prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

UTILITY RELOCATIONS AND UNDERGROUNDING REQUIREMENTS:

The Subdivider shall be responsible for all costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed

underground in accordance with Section 8.24.160 (B) 3 of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the subdivision bonds.

SANITARY SEWERS:

Sanitary sewers shall be installed to City standards.

Sewer laterals shall be installed to the property lines of all lots before the streets are surfaced. Laterals shall be located 8 feet from the centerline of each lot, unless otherwise approved to accommodate driveway approach locations.

All sewer lines shall pass both mandrel and air pressure tests, and shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire sewer line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

STORM DRAINAGE:

The storm drain layout shall be designed to City standards.

All pipe sizes where necessary shall be adjusted to carry the design flow at the final design slope.

All gutter runs shall be limited to 1000 feet by installing pipe and storm water inlets.

The minimum fall around curb returns shall be 0.3 foot.

All storm drain lines shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire storm drain line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

FIRE HYDRANTS:

Fire hydrants are to be located as required by the Fire Chief and City Engineer.

EASEMENTS:

Easements will be required for all utilities outside of dedicated rights-of-way. Six-foot Public Utility Easements will be required along all street frontages.

The Subdivider shall submit to the City of Tulare a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY:

Water mains shall be installed to City standards.

Water services shall be installed to the property line of all lots before the streets are surfaced. Services shall be located either 8 feet from the centerline of each lot or 2 feet from property line. The minimum horizontal distance between water services and sewer laterals shall be 10 feet.

The Engineer shall propose locations for water services that will accommodate ultimate driveway approach locations.

Individual 1" polyethylene water services with meter boxes and meter idlers per City standards shall be installed to all single-family residential lots.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

Pressure, leakage, and purity tests are required on all City water system installations at the sole cost of the Subdivider.

STREET NAMES:

Street names shall be approved by the Director of Planning and Building.

Street name sign posts shall be installed at each intersection as required by the City Traffic Engineer, and the Subdivider shall pay for the new street name signs and mounting hardware prior to recordation of the final map, at the rate established at the time of recordation of the final map. Actual installation of the street name signs shall be completed by City personnel at such time that the development reaches a sufficient state of completion.

TRAFFIC SIGNS:

Types, sizes and locations of traffic signs shall be as required by the City Traffic Engineer and City standards.

PAVEMENT DELINEATION:

The Subdivider shall install traffic striping, pavement markers, and pavement markings as required by the City Traffic Engineer.

STREET LIGHTS AND ELECTRICAL SERVICE:

The Subdivider must make provisions for the underground installation of electrical services and street lighting. Pole type shall be marbelite. Fixture type shall be LED unless otherwise approved by City Engineer. Design of the street lighting system shall comply with applicable City standards, and shall be subject to the approval of the City Engineer. Subdivider shall provide the City Engineer with an AutoCAD drawing file used as the basis of street light layout. The cost of the systems shall be included in the subdivision bonds.

GAS SERVICE:

The Subdivider must make provisions for the installation of a gas distribution system in all streets and at the sizes determined by the Southern California Gas Company.

PRIVATE IRRIGATION PIPELINES:

Existing private irrigation pipelines will need to be removed within street right of ways.

IRRIGATION CANALS:

Other than TID's Main Canal, if any portion of an existing irrigation canal (including ditch banks and maintenance access roads) falls within the development, said ditch shall be piped, relocated, or abandoned and shall be so designated on the plan drawings. The proposed method of piping shall be shown on one of the master plans, if full piping does not occur within the first phase. Alternatively, irrigation canals may be incorporated into a landscaped trail if approved by the City of Tulare and the affected irrigation district. The TID Main Canal can be left open, with the installation of fencing and an adjacent 25' alley or multi-use trail, as approved by the City and TID.

TELEPHONE/CABLE:

The Subdivider must make provisions for the installation of underground telephone and cable service.

EXISTING STRUCTURES:

Any existing structures within the subdivision boundary shall be removed.

WELLS:

Any existing wells on the site shall be abandoned and sealed in accordance with City standards.

ELEVATIONS:

Any elevations shall be based on the official City of Tulare datum.

GENERAL CONDITIONS:

All design and construction shall be in accordance with all applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering considerations are intended to deal with major issues apparent to this office while reviewing this tentative map. Nothing in these conditions precludes our office from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

ADDITIONAL REQUIREMENTS:

Submit closures and tabulation of areas (square feet) of all lots within the subdivision. A blue line area shall also be submitted.

Provide the City of Tulare with three (3) prints of the final map of the subdivision, and three (3) prints of the improvement drawings for final checking.

Following approval of the final map, provide the City of Tulare with an electronic copy.

Following approval of the improvement drawings, provide the City of Tulare with one reproducible copy, four (4) prints and an electronic copy. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements. The reproducible copy of the improvement plans shall be on high-quality mylar.

Submit to the City of Tulare a title report for the parcel(s) to be developed.

The Subdivider's engineer will be required to certify in writing that all lot grading has been performed in accordance with the approved lot-grading plan prior to issuance of any building permits.

Prior to constructing any improvement that involves City reimbursements, the Subdivider shall submit to the City copies of their contractor's bid prices to be reviewed and approved by the City Engineer. If the Subdivider fails to obtain approval of reimbursable costs before the start of construction, the City reserves the right to reduce the reimbursable cost if deemed excessive by the City Engineer.

Prior to the start of construction, a meeting will be called by the City Engineer with the Subdivider, Contractor and all concerned including utility companies to coordinate and schedule work in order to avoid all possible delays due to conflicts of operation and to guarantee that all City requirements are met. The Contractor shall perform no construction in the field until after this meeting.

This project involves construction activity including clearing, grading and excavation which may require your filing a Notice of Intent with the State Water Resources Control Board under the General Permit to discharge storm water associated with construction activity, the preparation of a storm water pollution prevention plan, and monitoring program.

Approved By: Michael W. Miller, City Engineer

ATTACHMENT "A"

The engineering considerations checked below shall be made a condition of approval of the subject subdivision.

- 1) Roadway design criteria shall be as indicated below. Structural section design shall be based upon the indicated traffic index:

	Roadway	Classification	Traffic Index	Sidewalk Width	Sidewalk Configuration
a)	Mooney Blvd. (SR63)	Per State	Per State	10 ft	Adjacent
b)	Local Streets	-	-	5 ft	Adjacent

- The Subdivider shall be responsible for the following minimum Arterial improvements:
- Improvements to Mooney Blvd. (State Route 63) per Caltrans requirements.
- The Subdivider shall be responsible for the following minimum improvements along existing non-arterial streets adjacent to this development:
- Full paveout, from lip of gutter to the existing edge of pavement
 - Reconstruction of the following portions of existing pavement:
 - Rehabilitation of the following portions of existing pavement, by methods approved by the City Engineer
 - Other: Connection to existing Muirfield Avenue and Aberdeen Street
- 2) A master plan for street layout for the entire development shall be submitted for approval prior to approval of any portion thereof.
- 3) Backing lot treatment and formation of an assessment district for maintenance of block walls and landscaping improvements shall apply to the following frontages: Mooney Blvd. (State Route 63).
- 4) Waiver of direct access rights shall be provided as follows: Mooney Blvd. (State Route 63).
- 5) The development shall incorporate the following traffic calming measures: _____.
- 6) The development shall incorporate the following bicycle/pedestrian facilities: _____.
- 7) The development shall incorporate City standard bus turnout(s) at the following location(s): _____.
- 8) A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to both the City and the Tulare County Association of Governments (TCAG) for review, and shall be subject to the approval of the City Engineer. The TIS shall conform to current CEQA "state of the practice" standards, the Caltrans "Guide For The Preparation of Traffic Impact Studies", and City of Tulare General Plan requirements. The TIS shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating the project's impact to existing roadway facilities, the TIS shall utilize the current transportation modeling forecasts provided by TCAG, and shall specifically address the project impacts and any appropriate mitigations to the following facilities: Intersection of Seminole Avenue and Mooney Blvd. (State Route 63).
- 9) The Subdivider shall submit a plan for landscaping/street trees and irrigation along streets with backing lot treatment to be approved by the Director of Parks and Community Services.
- 10) The sanitary sewer alignments shall be 6 feet north and/or east of street centerline, unless other alignments are approved by the City Engineer, or as follows: _____.
- 11) A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.

- 12) A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 13) The storm drain alignments shall be 11 feet south and/or west of centerline unless other alignments are approved by the City Engineer, or as follows: _____.
- 14) The water main alignments shall be 6 feet south and/or west of street centerline, unless other alignments are approved by the City Engineer, or as follows: _____.
- 15) A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 16) Individual water services (1 ½" minimum) with meter boxes shall be installed to all R-M-2 lots.
- 17) A water sampling station shall be installed as follows: _____.
- 18) Miscellaneous Comments:

An assessment district in conformance with the Landscaping and Lighting Act of 1972 shall be formed to provide funding for the maintenance and servicing of landscaping improvements, sidewalks, and fences/block walls within common lot areas (including areas of backing lot treatment), and for street maintenance on local streets within the project boundaries. Where feasible, the District should be set up to include adjacent areas of future development to take advantage of the operational efficiencies that result from a single district, thereby realizing cost savings to the assessed properties.

ATTACHMENT "B"

The Subdivider shall pay to the City at the time of approval of the final map all applicable fees, including, but not limited to, those checked below:

Benefit Districts

- 1) Sewer front foot charges: \$ 25.00 per front foot for frontages on _____.
- 2) Sewer Lift Station Fee of \$ _____ per acre.
- 3) Water front foot charges: \$ 17.50 per front foot for frontages on _____.
- 4) Street front foot charges: \$ _____ per front foot for frontages on _____.
- 5) Benefit District Creation Fee (if applicable): \$ 1,008.19 per district.
- 6) Other: _____

Special In-Lieu Fees

- 6) Traffic Signals Fee: \$ _____.
- 7) TID Ditch Piping Fee: \$ _____.
- 8) Sewer Main Fee: \$ _____.
- 9) Water Main Fee: \$ _____.
- 10) Street Fee: \$ _____.
- 11) Other Fees: \$ _____.

Plan Check, Inspection, and Impact Fees

- 12) Engineering Inspection Fee to be based on a percentage of the estimated cost of construction.
- 13) Development Impact Fees to be paid with Building Permit.
- 14) Engineering Plan Review Fee to be paid at time of submittal.
- 15) Final Map Plan Check Fee to be paid at time of submittal.

All fees shall be based on the current fee schedule in effect at the time of recordation of the final map.

**TULARE FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following *updated* comments for Tentative Subdivision Map 2017-07,
GPA 2017-02, ZA 720, LMD 2017-01:

1. The project must comply with all of the latest applicable codes and standards.
2. When any portion of the facility or building to be protected is more than 400 feet from an existing hydrant, on a fire apparatus access road as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains *shall* be provided where required by the fire code official.
3. Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. Fire hydrant spacing shall be as follows:
 - a. **Commercial development**, one hydrant shall be installed at **300-foot** intervals.
 - b. **Residential development**, one hydrant shall be installed at **500-foot** intervals.

Or as required by Appendix C California Fire Code.

4. An approved water supply for fire protection *shall* be made available prior to combustible materials arriving on the site.
5. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"
6. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities and comply with CFC 2010 Section D102.1
7. Additional access may be required per CFC 2013 Chapter 5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
 - a. *The street configuration for phase one is approved as submitted. Phase two of the development will require the connection of the phase one roads so as not to impede emergency vehicle circulation.*
8. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City standards.

Respectfully Submitted.

Ryan Leonardo
Fire Inspector III
June 19, 2017

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5868
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



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May 9, 2017

06-TUL-63-0.28
2135-IGR/CEQA
PRELIMINARY REVIEW
GREENS AT OAK CREEK
TENTATIVE SUBDIVISION

Ms. Amy M. Wilson
Contract Planning Technician
City of Tulare
411 East Kern Street
Tulare, CA 93274

Dear Ms. Wilson:

Thank you for the opportunity to provide a preliminary review of a Tentative Subdivision proposing 88 lots for single family development. The 19.5 acre site is located on the east side of State Route (SR) 63, approximately 1,100 feet north of SR 137 (Tulare Ave).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted. This assessment should be used to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this subdivision to an internal project area walkways, transit facilities, as well as other walkways in the surrounding area.
 - b. The consideration of bicycles as an alternative mode of transportation needs more attention. The project should offer internal amenities to encourage bicycle use. These include parking, security, and/or lockers. However, internal bicycle paths should be

coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.

- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services within the vicinity of the project.
2. Based on the site plan, the project has no direct access to the State Highway System. The project has two indirect access points via the intersection of SR 63 at Seminole Avenue and via the intersection of SR 137 at Hazeltine Street.
3. The project is required to construct highway frontage improvements including: curb, gutter, and sidewalks. Please refer to the development north of Seminole Avenue for the sidewalk width.
4. A minimum of a 6-foot sidewalk (10- foot preferred), measured from the back of the curb is required.
5. All curb, gutter and sidewalk, and curb ramps need to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
6. Any portion of the sidewalk or any landscaping that is within the State Right of Way shall be maintained per a “District 6” approved maintenance agreement.
7. The project is required to construct a raised median along SR 63 throughout the project’s frontage.
8. To accommodate the additional vehicle trips, the existing dedicated right turn lane on northbound SR 63 to eastbound Seminole Avenue should be lengthened to at least 580 feet.
9. According to our Transportation Concept Report (TCR), this segment of SR 63 in the vicinity of the proposed project is planned to be a 6-lane conventional highway within 138 feet of right of way (69 feet from the centerline). Caltrans right-of-way maps shows this segment existing at 110 feet (55 feet from the centerline). An irrevocable offer of dedication to Caltrans of 14 feet of right-of-way is needed to accommodate the ultimate configuration of SR 63. Dedications required by the Lead Agency need to be shown on a revised site plan and forwarded for our review. A summary of the requirements for right-of-way dedications is enclosed.
10. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is

Ms. Amy M. Wilson – Greens at Oak Creek Subdivision
May 9, 2017
Page 3

issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.

11. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
12. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 488-7396.

Sincerely,



MICHAEL NAVARRO, Chief
Planning North Branch

Enclosure

DEPARTMENT OF TRANSPORTATION
CENTRAL REGION SOUTHEAST SURVEYS
RELINQUISHMENTS, VACATIONS, and DEDICATIONS
855 "M" STREET
SUITE 200
FRESNO, CA. 93721
ATTN: Kuldeep Brar
PHONE (559) 445-6573
FAX (559) 445-6560
E-mail: kuldeep_brar@dot.ca.gov



*Flex your power!
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CALTRANS DISTRICT 6 **CENTRAL REGION SOUTHEAST SURVEYS OFFICE**

REQUIRED INFORMATION FOR R/W DEDICATIONS

1. A Copy of the vesting deed(s) for the subject property (or a copy of the Title Report, if you have one).
2. Copy of the Assessor's Map.
3. Assessor's Parcel Number (APN) of the property.
4. State whether the property is within city limits or in an unincorporated area.
5. If the property is a lot of a Tract or a parcel of a Parcel Map, provide a copy of the recorded map(s).
6. Provide copies of any record map or deed cited in the documents provided.
7. A Legal description of the dedication parcel signed and sealed by a Licensed Professional Land Surveyor or a Civil Engineer registered prior to 1982 on 8 1/2" X 11" paper. Label EXHIBIT "A" at the top of the legal description (see attached sample legal).
8. A Plat showing pertinent survey data, such as basis of bearings, bearings, distances, and curve data, where applicable, and the area of the dedication parcel on 8 1/2" X 11" or 11" X 17" paper. If the parcel is located in unsubdivided land, show ties to the nearest two section corners and/or quarter-section corners (see attached sample plat).
9. A Copy of the traverse calculations for the dedication parcel to include error of closure and area.

(continued)

10. A Copy of the **CONDITIONS OF APPROVAL** by the local agency (City/County) for the Parcel Map, Tract Map, or development plans describing the location and amount of right-of-way to be dedicated.
11. Any requirements from **CALTRANS PERMITS** or **CALTRANS PLANNING** describing the location and amount of right-of-way to be dedicated.

NOTE:

If any of the above listed items are not submitted, it will either cause a delay or halt in the Dedication process.

If there are any questions, please contact Kuldeep Brar, Caltrans Surveys Department, at 559-445-6573.

Mail packet of information to:

DEPARTMENT OF TRANSPORTATION
CENTRAL REGION SOUTHEAST SURVEYS
855 "M" STREET
SUITE 200
FRESNO, CA. 93721

ATTN: Kuldeep Brar

Rev. 1/25/11

RESOLUTION NO. 5245

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT NO. 2017-02/ ZONE AMENDMENT NO. 720 AND
TENTATIVE SUBDIVISION MAP 2017-07- THE GREENS AT OAK CREEK**

WHEREAS, the City of Tulare Planning Commission held a regular meeting on August 28, 2017 to consider a request by Great Valley Land Builders, LLC to construct an 88-lot single family residential subdivision on 19.5 acres of vacant land, change the land use designations from Community Commercial on the western half of the parcel, and Medium Density Residential on the eastern half of the parcel, to Low Density Residential on the entire parcel and the Zone Amendment is to change the existing zone districts from R-M-2 on the eastern half of the parcel and C-3 on the western half of the parcel to R-1-6 zone district on the entire parcel. The project is located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003); and

WHEREAS, an Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and

WHEREAS, the City of Tulare Planning Commission determined that a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act; and,

WHEREAS, the City of Tulare Planning Commission considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment with mitigation measures incorporated; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency; and,

NOW, THEREFORE, BE IT RESOLVED that the Mitigated Negative Declaration for General Plan Amendment No. 2017-02, Zone Amendment No. 720 and Tentative Subdivision Map 2017-07- The Greens at Oak Creek is hereby recommended to the City Council for adoption.

The IS/Mitigation Negative Declaration is attached hereto as Exhibit "A" and incorporated as fully set forth.

PASSED, APPROVED AND ADOPTED this twenty-eighth day of August, 2017 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

RESOLUTION NO. 5246

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2017-02**

WHEREAS, the City of Tulare Planning Commission at a regular meeting on August 28, 2017 considered a request by Great Valley Land Builders, LLC to amend the General Plan to change the land use designations from Community Commercial on the western half of the parcel, and Medium Density Residential on the eastern half of the parcel, to Low Density Residential on the entire parcel. The project is located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003); and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed amendment is in the public interest; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed amendment is consistent and compatible with the general plan and implementation programs which may be affected; and,

WHEREAS, an Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and

NOW, THEREFORE, BE IT RESOLVED that the City of Tulare Planning Commission determined that the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and,

BE IT FURTHER RESOLVED that the City of Tulare Planning Commission recommends that the City Council concur that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and

BE IT FURTHER RESOLVED that General Plan Amendment No. 2017-02 is hereby recommended to the City Council for adoption.

PASSED, APPROVED AND ADOPTED this twenty-eighth day of **August, 2017**, by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

RESOLUTION NO. 5247

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION RECOMMENDING APPROVAL OF ZONE AMENDMENT NO.
720 TO THE CITY COUNCIL FOR ADOPTION**

WHEREAS, the City of Tulare Planning Commission at a regular meeting held on August 28, 2017 considered a request by Great Valley Land Builders, LLC to change the existing zone districts from R-M-2 on the eastern half of the parcel, and C-3 on the western half of the parcel to the R-1-6 zone district on the entire parcel. The project is located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APNs 172-100-001, 172-070-003); and

WHEREAS, the City of Tulare Planning Commission determined that the proposed amendment is in the public interest; and,

WHEREAS, the City of Tulare Planning Commission determined the proposed action will promote the goals and objectives of the Zoning Title as prescribed in Section 10.04.020 of the Tulare City Code; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed request will not be detrimental to the public health, safety, and welfare or be materially injurious to properties or improvements in the vicinity; and,

WHEREAS, an Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant environmental impact with mitigation measures incorporated; and

NOW, THEREFORE, BE IT RESOLVED by the City of Tulare Planning Commission that Zone Amendment Application No. 720 is hereby recommended to the City Council for adoption.

PASSED, APPROVED AND ADOPTED this twenty-eighth day of August, 2017 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

RESOLUTION NO. 5248

**A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION
APPROVING TENTATIVE SUBDIVISION MAP 2017-07-
THE GREENS AT OAK CREEK**

WHEREAS, the City of Tulare Planning Commission held a regular meeting on August 28, 2017 to consider a request by Great Valley Land Builders, LLC to subdivide 19.5 acres into an 88-lot single family residential subdivision on property located approximately 1,700 feet north of Tulare Avenue, east of Mooney Boulevard (APN 172-100-001, 172-070-003); and

WHEREAS, the City of Tulare Planning Commission determined that the proposed subdivision map is consistent with applicable Tulare General Plan; and,

WHEREAS, the City of Tulare Planning Commission determined that the design or improvements of the proposed subdivision are consistent with the Tulare General Plan; and,

WHEREAS, the City of Tulare Planning Commission determined that the site is physically suitable for the type of development proposed; and,

WHEREAS, the City of Tulare Planning Commission determined that the site is physically suitable for the proposed density of the development; and

WHEREAS, the City of Tulare Planning Commission determined that the design of the subdivision or the type of improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat; and,

WHEREAS, the City of Tulare Planning Commission determined that the design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision; and,

NOW, THEREFORE, BE IT RESOLVED, the City of Tulare Planning Commission determined that a Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act of 1970 and State CEQA Guidelines; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

1. That the proposed location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the Tentative Subdivision Map and the conditions under which it would be built or maintained will not be detrimental to the public health, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Tentative Subdivision Map will be in keeping with existing and future land uses on the site.
4. That an Initial Study was prepared for the project, which disclosed that environmental impacts are determined to be not significant, with mitigation, and that the Mitigated Negative Declaration is hereby adopted (Resolution 5245).

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Tentative Subdivision Map 2017-07, subject to the following:

- 1) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- 2) Applicant to comply with conditions as required by the Engineering/Public Works Department, Fire Department, and Recreation, Parks & Library Department.
- 3) Comply with the requirements outlined in the Caltrans letter dated, May 9, 2017.
- 4) Adequate permanent or temporary fire protection facilities as approved by the Fire Chief, shall be installed prior to the issuance of any building permits and prior to the storage of combustible materials on site.
- 5) Final acceptance of the tract shall be contingent upon the subdivider's providing within and/or outside the tract, drainage disposal facilities, as required to receive drainage and dispose for drainage and storm waters from this tract. Said facilities shall be subject to the approval of the Public Works/Engineering Department.
- 6) Six-foot public utility easements shall be granted along all front yards as required for public utilities.
- 7) Final subdivision map shall depict all easements.
- 8) The applicant shall comply with the requirements of the Public Works Director and City Engineer regarding sewage disposal and water supply facilities.
- 9) All lots shall meet the provisions of the applicable zoning district.

- 10) Street names will be consistent with street names approved by the Street Naming Committee, and approved by the Economic & Community Development Director.
- 11) Applicant to record a "Right to Farm" notice on final map.
- 12) Applicant to establish a landscape maintenance district prior to recordation of the final map. All landscape plans within the landscape maintenance district shall be consistent with city standards and approved by the Economic & Community Development Director and/or Community Services Director.
- 13) Applicant shall submit four copies of a landscape and irrigation plan consistent with the City's landscape ordinance.
- 14) A 10-foot block wall is required along the west boundary of the project site, adjacent to Mooney Boulevard. Final block wall design is subject to the Economic & Community Development Director approval.
- 15) Noise buffering in new development along major streets, highways, and railroad tracks is required.
- 16) Applicant shall record a note on final map indicating that all residential lots are subject to a landscape maintenance district pursuant to the Landscape and Lighting Act.
- 17) Applicant to comply with San Joaquin Valley Air Pollution Control District regulations regarding dust control during construction.
- 18) Applicant to comply with San Joaquin Valley Air Pollution Control District Rule 9510 for the final map.
- 19) Recording of the final map is subject to the approval of General Plan Amendment 2017-02 and Zone Amendment No. 720.
- 20) Applicant to comply with all conditions within the MND Mitigation Monitoring and Reporting Program per adopted Resolution 5245.
- 21) Applicant to provide and locate mailbox clusters as approved by the U.S. Postmaster, Tulare.
- 22) Any changes to phase lines or order of phasing is subject to approval from the Community & Economic Development Director and City Engineer.
- 23) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of

the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later changing such exactions.

- 24) Applicant to provide a retaining wall where ever adjacent lot grades exceed six inches.
- 25) All mitigation measures from the Mitigated Negative Declaration (Resolution 5245) are hereby incorporated as Conditions of Approval.

Engineering:

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.

SOILS:

The Subdivider shall submit a preliminary soils report for structural foundation, which shall be prepared by a Registered Civil Engineer based upon adequate soil test borings. Said report shall be submitted to the City Engineer or Chief Building Official.

The Subdivider shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top 2 feet shall be compacted to 95% relative compaction. Compaction tests are required on all trenches. All soils testing shall be performed at the sole cost of the Subdivider. The Subdivider shall establish an account with a licensed and certified soil-testing firm acceptable to the City Engineer prior to the start of construction for compaction testing of trench backfill and fills. The City shall order and direct all compaction tests.

STREETS:

Street widths shall be as shown on approved tentative map, unless otherwise noted in Attachment "A."

R-Value tests shall be taken for the design of all pavement areas to be constructed by this project. The spacing of said R-Value tests shall not be more than 400 feet apart, per linear foot of paving.

The structural section of all streets shall be not less than the thicknesses shown in Item 1 of Attachment "A," except that a greater thickness may be required by soils test results and engineered structural section calculations. The design of the pavement structural section for streets shall be asphalt concrete over aggregate base materials.

All streets shall have the City standard cross section with curb, gutter and sidewalk.

All utility services shall be placed in the streets prior to paving.

Compaction tests are required on all street subgrades. All soil testing shall be performed at the sole cost of the Subdivider.

Knuckles and transition curves to knuckles shall have 50-foot radii.

The centerlines of all streets shall be the continuations of the centerlines of existing streets, or shall be offset at least two hundred (200) feet.

The centerline curve radius for roadway design shall be a minimum of 250 feet for local streets, 600 feet for collector streets, and 1,200 feet for arterial streets. Provision for a smaller radius shall be subject to the approval of the City Engineer.

Street monuments shall be installed at locations as required by the City Engineer.

Driveway widths and spacing shall conform to City Code requirements.

Side lines of all lots wherever practicable shall be at right angles or radials to the centerline of the street.

Property line radii are to be 20 feet at all street intersections.

The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For Landscape and Lighting Act District parcels, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

Turnarounds are required at all dead end streets, except where refuse pickup on lot frontages does not require the refuse collection vehicle to back up.

A barricade and a 2" x 8" rough redwood header shall be provided at dead end streets. As an option, an additional 1-foot of paving beyond the required limits of paving may be installed in lieu of a redwood header.

In conformance with Section 8.24.040 (A) 7 of the City of Tulare Municipal Code, "each street intersection shall be as near to a right angle as practicable."

If work by the Subdivider or his contractors render any existing City street to be in a condition unacceptable to the City Engineer, or his authorized representatives, said street must be restored to a condition as good as or better than before the development's construction activities began. Said repair work must be completed within 2 weeks of the damage having occurred, or in accordance with a schedule authorized by the City Engineer. Thenceforth, the Subdivider shall maintain the street in its repaired state for the duration of the development's construction activities.

The City shall reimburse the Subdivider for oversize street improvement costs, which are limited to those improvements included in the City's current development impact fee program. These include:

- Asphalt concrete and aggregate base material costs associated with arterial street pave-out widths greater than 20 feet (i.e., Subdivider is responsible for first 20 feet), and/or structural section thicknesses that exceed what would have been required for a collector standard roadway
- Modifications to the median island in Mooney Boulevard (State Route 63)
- Traffic signal improvements

All street improvements for which oversize reimbursement will be requested are subject to review and approval of costs by the City Engineer prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

UTILITY RELOCATIONS AND UNDERGROUNDING REQUIREMENTS:

The Subdivider shall be responsible for all costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.160 (B) 3 of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the subdivision bonds.

SANITARY SEWERS:

Sanitary sewers shall be installed to City standards.

Sewer laterals shall be installed to the property lines of all lots before the streets are surfaced. Laterals shall be located 8 feet from the centerline of each lot, unless otherwise approved to accommodate driveway approach locations.

All sewer lines shall pass both mandrel and air pressure tests, and shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire sewer line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be

made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

STORM DRAINAGE:

The storm drain layout shall be designed to City standards.

All pipe sizes where necessary shall be adjusted to carry the design flow at the final design slope.

All gutter runs shall be limited to 1000 feet by installing pipe and storm water inlets.

The minimum fall around curb returns shall be 0.3 foot.

All storm drain lines shall be subject to video inspection by the City. The cost of one video inspection of the Development's entire storm drain line improvements shall be paid prior to recordation of the final map at the rate established at the time of recordation of the final map. The cost of any additional video inspections required shall be paid at the rate established at the time of inspection.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

FIRE HYDRANTS:

Fire hydrants are to be located as required by the Fire Chief and City Engineer.

EASEMENTS:

Easements will be required for all utilities outside of dedicated rights-of-way. Six-foot Public Utility Easements will be required along all street frontages.

The Subdivider shall submit to the City of Tulare a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY:

Water mains shall be installed to City standards.

Water services shall be installed to the property line of all lots before the streets are surfaced. Services shall be located either 8 feet from the centerline of each lot or 2 feet from property line. The minimum horizontal distance between water services and sewer laterals shall be 10 feet.

The Engineer shall propose locations for water services that will accommodate ultimate driveway approach locations.

Individual 1" polyethylene water services with meter boxes and meter idlers per City standards shall be installed to all single-family residential lots.

The City shall reimburse the Subdivider for oversize costs for any facilities designated "masterplan facilities" by the City Engineer, subject to review and approval of costs prior to installation. Within 90 days following the notice of completion of the project, the Subdivider shall file with the City Engineer a financial statement, in the form specified by the City Engineer, stating and supporting the cost of constructing the oversize improvements. If the financial statement is not filed within this time period, the Subdivider shall not be eligible for any reimbursements. Oversize payments will be made in accordance with a separate oversize reimbursement agreement to be executed after completion of all subdivision improvements. Payment will be subject to the availability of funds.

Pressure, leakage, and purity tests are required on all City water system installations at the sole cost of the Subdivider.

STREET NAMES:

Street names shall be approved by the Director of Planning and Building.

Street name sign posts shall be installed at each intersection as required by the City Traffic Engineer, and the Subdivider shall pay for the new street name signs and mounting hardware prior to recordation of the final map, at the rate established at the time of recordation of the final map. Actual installation of the street name signs shall be completed by City personnel at such time that the development reaches a sufficient state of completion.

TRAFFIC SIGNS:

Types, sizes and locations of traffic signs shall be as required by the City Traffic Engineer and City standards.

PAVEMENT DELINEATION:

The Subdivider shall install traffic striping, pavement markers, and pavement markings as required by the City Traffic Engineer.

STREET LIGHTS AND ELECTRICAL SERVICE:

The Subdivider must make provisions for the underground installation of electrical services and street lighting. Pole type shall be marbelite. Fixture type shall be LED unless otherwise approved by City Engineer. Design of the street lighting system shall comply with applicable City standards, and shall be subject to the approval of the City Engineer. Subdivider shall provide the City Engineer with an AutoCAD drawing file used as the basis of street light layout. The cost of the systems shall be included in the subdivision bonds.

GAS SERVICE:

The Subdivider must make provisions for the installation of a gas distribution system in all streets and at the sizes determined by the Southern California Gas Company.

PRIVATE IRRIGATION PIPELINES:

Existing private irrigation pipelines will need to be removed within street right of ways.

IRRIGATION CANALS:

Other than TID's Main Canal, if any portion of an existing irrigation canal (including ditch banks and maintenance access roads) falls within the development, said ditch shall be piped, relocated, or abandoned and shall be so designated on the plan drawings. The proposed method of piping shall be shown on one of the master plans, if full piping does not occur within the first phase. Alternatively, irrigation canals may be incorporated into a landscaped trail if approved by the City of Tulare and the affected irrigation district. The TID Main Canal can be left open, with the installation of fencing and an adjacent 25' alley or multi-use trail, as approved by the City and TID.

TELEPHONE/CABLE:

The Subdivider must make provisions for the installation of underground telephone and cable service.

EXISTING STRUCTURES:

Any existing structures within the subdivision boundary shall be removed.

WELLS:

Any existing wells on the site shall be abandoned and sealed in accordance with City standards.

ELEVATIONS:

Any elevations shall be based on the official City of Tulare datum.

GENERAL CONDITIONS:

All design and construction shall be in accordance with all applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering considerations are intended to deal with major issues apparent to this office while reviewing this tentative map. Nothing in these conditions precludes our office from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

ADDITIONAL REQUIREMENTS:

Submit closures and tabulation of areas (square feet) of all lots within the subdivision. A blue line area shall also be submitted.

Provide the City of Tulare with three (3) prints of the final map of the subdivision, and three (3) prints of the improvement drawings for final checking.

Following approval of the final map, provide the City of Tulare with an electronic copy.

Following approval of the improvement drawings, provide the City of Tulare with one reproducible copy, four (4) prints and an electronic copy. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements. The reproducible copy of the improvement plans shall be on high-quality mylar.

Submit to the City of Tulare a title report for the parcel(s) to be developed.

The Subdivider's engineer will be required to certify in writing that all lot grading has been performed in accordance with the approved lot-grading plan prior to issuance of any building permits.

Prior to constructing any improvement that involves City reimbursements, the Subdivider shall submit to the City copies of their contractor's bid prices to be reviewed and approved by the City Engineer. If the Subdivider fails to obtain approval of reimbursable costs before the start of construction, the City reserves the right to reduce the reimbursable cost if deemed excessive by the City Engineer.

Prior to the start of construction, a meeting will be called by the City Engineer with the Subdivider, Contractor and all concerned including utility companies to coordinate and schedule work in order to avoid all possible delays due to conflicts of operation and to guarantee that all City requirements are met. The Contractor shall perform no construction in the field until after this meeting.

This project involves construction activity including clearing, grading and excavation which may require your filing a Notice of Intent with the State Water Resources Control Board under the General Permit to discharge storm water associated with construction activity, the preparation of a storm water pollution prevention plan, and monitoring program.

ATTACHMENT "A"

The engineering considerations checked below shall be made a condition of approval of the subject subdivision.

- 1) Roadway design criteria shall be as indicated below. Structural section design shall be based upon the indicated traffic index:

	Roadway	Classification	Traffic Index	Sidewalk Width	Sidewalk Configuration
a)	Mooney Blvd. (SR63)	Per State	Per State	10 ft	Adjacent
b)	Local Streets	-	-	5 ft	Adjacent

- The Subdivider shall be responsible for the following minimum Arterial improvements:

- Improvements to Mooney Blvd. (State Route 63) per Caltrans requirements.

- The Subdivider shall be responsible for the following minimum improvements along existing non-arterial streets adjacent to this development:

- Full paveout, from lip of gutter to the existing edge of pavement
- Reconstruction of the following portions of existing pavement:
- Rehabilitation of the following portions of existing pavement, by methods approved by the City Engineer
- Other: Connection to existing Muirfield Avenue and Aberdeen Street

- 2) A master plan for street layout for the entire development shall be submitted for approval prior to approval of any portion thereof.

- 3) Backing lot treatment and formation of an assessment district for maintenance of block walls and landscaping improvements shall apply to the following frontages: Mooney Blvd. (State Route 63).

- 4) Waiver of direct access rights shall be provided as follows: Mooney Blvd. (State Route 63).

- 5) The development shall incorporate the following traffic calming measures: _____.

- 6) The development shall incorporate the following bicycle/pedestrian facilities: _____.

- 7) The development shall incorporate City standard bus turnout(s) at the following location(s): _____.

- 8) A Transportation Impact Study (TIS) identifying the project impacts and proposed mitigation measures shall be submitted to both the City and the Tulare County Association of Governments (TCAG) for review, and shall be subject to the approval of the City Engineer. The TIS shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. The TIS shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating the project’s impact to existing roadway facilities, the TIS shall utilize the current transportation modeling forecasts provided by TCAG, and shall specifically address the project impacts and any appropriate mitigations to the following facilities: Intersection of Seminole Avenue and Mooney Blvd. (State Route 63).
- 9) The Subdivider shall submit a plan for landscaping/street trees and irrigation along streets with backing lot treatment to be approved by the Director of Parks and Community Services.
- 10) The sanitary sewer alignments shall be 6 feet north and/or east of street centerline, unless other alignments are approved by the City Engineer, or as follows: _____.
- 11) A master plan for sanitary sewer for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 12) A master plan for storm drainage for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 13) The storm drain alignments shall be 11 feet south and/or west of centerline unless other alignments are approved by the City Engineer, or as follows: _____.
- 14) The water main alignments shall be 6 feet south and/or west of street centerline, unless other alignments are approved by the City Engineer, or as follows: _____.
- 15) A master plan for water for the entire development shall be submitted for approval prior to approval of any portion of the system.
- 16) Individual water services (1 ½“ minimum) with meter boxes shall be installed to all R-M-2 lots.
- 17) A water sampling station shall be installed as follows: _____.
- 18) Miscellaneous Comments:
An assessment district in conformance with the Landscaping and Lighting Act of 1972 shall be formed to provide funding for the maintenance and servicing of landscaping improvements, sidewalks, and fences/block walls within common lot areas (including areas of backing lot treatment), and for street maintenance on local streets within the project boundaries. Where feasible, the District should be set up to include adjacent areas of future development to take advantage of the operational efficiencies that result from a single district, thereby realizing cost savings to the assessed properties.

ATTACHMENT "B"

The Subdivider shall pay to the City at the time of approval of the final map all applicable fees, including, but not limited to, those checked below:

Benefit Districts

- 1) Sewer front foot charges: \$ 25.00 per front foot for frontages on _____.
- 2) Sewer Lift Station Fee of \$ _____ per acre.
- 3) Water front foot charges: \$ 17.50 per front foot for frontages on _____.
- 4) Street front foot charges: \$ _____ per front foot for frontages on _____.
- 5) Benefit District Creation Fee (if applicable): \$ 1,008.19 per district.
- 6) Other: _____

Special In-Lieu Fees

- 6) Traffic Signals Fee: \$ _____.
- 7) TID Ditch Piping Fee: \$ _____.
- 8) Sewer Main Fee: \$ _____.
- 9) Water Main Fee: \$ _____.
- 10) Street Fee: \$ _____.
- 11) Other Fees: \$ _____.

Plan Check, Inspection, and Impact Fees

- 12) Engineering Inspection Fee to be based on a percentage of the estimated cost of construction.
- 13) Development Impact Fees to be paid with Building Permit.
- 14) Engineering Plan Review Fee to be paid at time of submittal.
- 15) Final Map Plan Check Fee to be paid at time of submittal.

All fees shall be based on the current fee schedule in effect at the time of recordation of the final map.

Fire:

The Fire Prevention Bureau conveys the following *updated* comments for Tentative Subdivision Map 2017-07, GPA 2017-02, ZA 720, LMD 2017-01:

1. The project must comply with all of the latest applicable codes and standards.
2. When any portion of the facility or building to be protected is more than 400 feet from an existing hydrant, on a fire apparatus access road as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains *shall* be provided where required by the fire code official.
3. Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. Fire hydrant spacing shall be as follows:
 - a. **Commercial development**, one hydrant shall be installed at **300-foot** intervals.
 - b. **Residential development**, one hydrant shall be installed at **500-foot** intervals.

Or as required by Appendix C California Fire Code.

4. An approved water supply for fire protection *shall* be made available prior to combustible materials arriving on the site.
5. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"
6. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities and comply with CFC 2010 Section D102.1
7. Additional access may be required per CFC 2013 Chapter 5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
 - a. *The street configuration for phase one is approved as submitted. Phase two of the development will require the connection of the phase one roads so as not to impede emergency vehicle circulation.*

8. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City standards.

Cal Trans:

Attached hereto

PASSED, APPROVED AND ADOPTED this twenty-eighth day of August, 2017 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5868
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



*Making Conservation a
California way of life.*

May 9, 2017

06-TUL-63-0.28
2135-IGR/CEQA
PRELIMINARY REVIEW
GREENS AT OAK CREEK
TENTATIVE SUBDIVISION

Ms. Amy M. Wilson
Contract Planning Technician
City of Tulare
411 East Kern Street
Tulare, CA 93274

Dear Ms. Wilson:

Thank you for the opportunity to provide a preliminary review of a Tentative Subdivision proposing 88 lots for single family development. The 19.5 acre site is located on the east side of State Route (SR) 63, approximately 1,100 feet north of SR 137 (Tulare Ave).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted. This assessment should be used to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this subdivision to an internal project area walkways, transit facilities, as well as other walkways in the surrounding area.
 - b. The consideration of bicycles as an alternative mode of transportation needs more attention. The project should offer internal amenities to encourage bicycle use. These include parking, security, and/or lockers. However, internal bicycle paths should be

coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.

- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services within the vicinity of the project.
2. Based on the site plan, the project has no direct access to the State Highway System. The project has two indirect access points via the intersection of SR 63 at Seminole Avenue and via the intersection of SR 137 at Hazeltine Street.
3. The project is required to construct highway frontage improvements including: curb, gutter, and sidewalks. Please refer to the development north of Seminole Avenue for the sidewalk width.
4. A minimum of a 6-foot sidewalk (10- foot preferred), measured from the back of the curb is required.
5. All curb, gutter and sidewalk, and curb ramps need to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
6. Any portion of the sidewalk or any landscaping that is within the State Right of Way shall be maintained per a “District 6” approved maintenance agreement.
7. The project is required to construct a raised median along SR 63 throughout the project’s frontage.
8. To accommodate the additional vehicle trips, the existing dedicated right turn lane on northbound SR 63 to eastbound Seminole Avenue should be lengthened to at least 580 feet.
9. According to our Transportation Concept Report (TCR), this segment of SR 63 in the vicinity of the proposed project is planned to be a 6-lane conventional highway within 138 feet of right of way (69 feet from the centerline). Caltrans right-of-way maps shows this segment existing at 110 feet (55 feet from the centerline). An irrevocable offer of dedication to Caltrans of 14 feet of right-of-way is needed to accommodate the ultimate configuration of SR 63. Dedications required by the Lead Agency need to be shown on a revised site plan and forwarded for our review. A summary of the requirements for right-of-way dedications is enclosed.
10. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is

Ms. Amy M. Wilson – Greens at Oak Creek Subdivision
May 9, 2017
Page 3

issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.

11. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
12. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 488-7396.

Sincerely,



MICHAEL NAVARRO, Chief
Planning North Branch

Enclosure

DEPARTMENT OF TRANSPORTATION
CENTRAL REGION SOUTHEAST SURVEYS
RELINQUISHMENTS, VACATIONS, and DEDICATIONS
855 "M" STREET
SUITE 200
FRESNO, CA. 93721
ATTN: Kuldeep Brar
PHONE (559) 445-6573
FAX (559) 445-6560
E-mail: kuldeep_brar@dot.ca.gov



*Flex your power!
Be energy efficient!*

CALTRANS DISTRICT 6 **CENTRAL REGION SOUTHEAST SURVEYS OFFICE**

REQUIRED INFORMATION FOR R/W DEDICATIONS

1. A Copy of the vesting deed(s) for the subject property (or a copy of the Title Report, if you have one).
2. Copy of the Assessor's Map.
3. Assessor's Parcel Number (APN) of the property.
4. State whether the property is within city limits or in an unincorporated area.
5. If the property is a lot of a Tract or a parcel of a Parcel Map, provide a copy of the recorded map(s).
6. Provide copies of any record map or deed cited in the documents provided.
7. A Legal description of the dedication parcel signed and sealed by a Licensed Professional Land Surveyor or a Civil Engineer registered prior to 1982 on 8 1/2" X 11" paper. Label EXHIBIT "A" at the top of the legal description (see attached sample legal).
8. A Plat showing pertinent survey data, such as basis of bearings, bearings, distances, and curve data, where applicable, and the area of the dedication parcel on 8 1/2" X 11" or 11" X 17" paper. If the parcel is located in unsubdivided land, show ties to the nearest two section corners and/or quarter-section corners (see attached sample plat).
9. A Copy of the traverse calculations for the dedication parcel to include error of closure and area.

(continued)

10. A Copy of the **CONDITIONS OF APPROVAL** by the local agency (City/County) for the Parcel Map, Tract Map, or development plans describing the location and amount of right-of-way to be dedicated.
11. Any requirements from **CALTRANS PERMITS** or **CALTRANS PLANNING** describing the location and amount of right-of-way to be dedicated.

NOTE:

If any of the above listed items are not submitted, it will either cause a delay or halt in the Dedication process.

If there are any questions, please contact Kuldeep Brar, Caltrans Surveys Department, at 559-445-6573.

Mail packet of information to:

DEPARTMENT OF TRANSPORTATION
CENTRAL REGION SOUTHEAST SURVEYS
855 "M" STREET
SUITE 200
FRESNO, CA. 93721

ATTN: Kuldeep Brar

Rcv. 1/25/11

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

August 28, 2017

CONDITIONAL USE PERMIT 2017-15

PROJECT PLANNER:	Aaron Carpenter, Assistant Contract City Planner		
APPLICANT:	Solar City dba Tesla Energy		
LOCATION:	10800 Avenue 184		
APN:	228-100-009, 228-110-025, 191-230- 002		
ZONING CLASSIFICATION:	M-2 (Heavy Industrial), A (Agriculture)		
GENERAL PLAN DESIGNATION:	Heavy Industrial, Open Space/ Agriculture		
SURROUNDING LAND USES AND ZONING:	North:	Open Space/ Agriculture	M-2
	South:	Heavy Industrial	M-2
	West:	County	AE-20
	East:	Open Space/ Agriculture	AE-20

REQUEST:

Request by Kraft-Heinz Foods Company (Kraft), in coordination with SolarCity Corporation dba Tesla Energy, propose to construct an approximately 13.9 megawatt (MW) single-axis tracker ground-mounted solar photovoltaic (PV) system on approximately 65 acres of three adjoining parcels totaling approximately 169 acres in the City of Tulare. The Project will include two arrays to the north and south of the existing Kraft facility, an 8.4 MWh lithium-ion battery energy storage system (BESS), and approximately 5,000-ft of utility conduit installed from the arrays to the points of interconnection at existing facility meters.

The Project site is located on an approximately 65-acre portion of three contiguous parcels owned by Kraft (APN 228-100-009, 228-110-025, 191-230-002) totaling 169 acres in the southern existing railroad right-of-way, south of Elk Bayou, and west of State Route 99.

DETAILS OF THE PROPOSAL:

Existing land use on the subject 169-acre properties includes approximately 40 acres currently developed as an industrial food processing facility, 65 acres in active agriculture use, and the remainder undeveloped and/or previously disturbed. The adjacent properties to the west, east and south are outside of the Tulare city limits in unincorporated Tulare County,

with the exception of parcel APN 228-110-021 immediately to the south of the southern array site. Adjacent properties to the north of the project area include agricultural and open space land uses; property to the west includes a railroad right-of-way (ROW) and agricultural land uses; parcels to the south include industrial and agricultural land uses; and property to the east includes highway ROW and agricultural land uses.

The Project will consist of a fenced and gated 13.0 MW solar photovoltaic energy generation facility constructed and operated by Tesla energy. The project would comprise of two large arrays including approximately 42,000 PV panels mounted on a single-axis tracking system in order to maximize sunlight capture. The panels, when tilted to their maximum height, would be approximately eight feet above ground and would be mounted on pile-driven posts installed at a depth of between four and ten feet, depending on geotechnical conditions and requirements. The panels and mounting would cover approximately 65 acres of the 169-acre subject properties. The Project will also include installation of an 8.4 MWh lithium-ion battery energy storage system. This system will sit on a concrete pad adjacent to the western side of Kraft processing facility, near the existing electric meters. Project-related equipment such as switchgear, inverters, and transformers that convert the DC electricity to AC electricity and convey it at the proper voltage would be constructed and mounted on posts or outdoor pads distributed throughout the site. A maintenance and fire access road would be constructed around the perimeter of the ground-mount arrays. This road would be covered with crushed rock, constructed to be at matching grade with the adjacent ground surface, and would be approximately 20 feet wide and total approximately 10,000 linear feet.

The project would interconnect to the existing on-site electric meters adjacent to the Kraft processing facility by way of approximately 5,000-ft of conduit installed using a combination of horizontal directional boring or trenching within the project areas and existing paved roads and parking areas.

The solar panels would be low profile with a maximum height of eight feet above ground. Solar panels proposed for the project are designed to minimize glare using an anti-reflective coating. Limited lighting is proposed on the project site. Manually controlled lights would be installed adjacent to equipment and motion controlled security lighting would be installed at the facility gate, as necessary. All lighting would be shielded and downward facing in order to minimize the amount of light spilling over to surrounding properties and toward the night sky.

Operations:

After construction, the PV energy generation facility would be automated to allow operation with no staffing present. Production and system health data, as well as on-site weather data, would be monitored remotely and gathered electronically. Periodic site maintenance and washing of the solar panels, which may be necessary to maintain efficiency, would occur on an as-needed basis and is anticipated to occur up to two times per year, depending on annual precipitation and vegetation growth. Such maintenance would require temporary staffing on-site and use of a water truck. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. Additionally, no water service is proposed to the site.

Decommissioning:

At the end of the project lifespan of approximately 25 years, all facilities and infrastructure may be removed from the project site, and the land converted to other uses. Alternatively, the facility could be replaced or updated. Any decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities. To the maximum extent practicable, appropriate facilities and components would be recycled.

STAFF COMMENTS:

The current use on the subject 169-acre properties includes approximately 40 acres currently developed as an industrial food processing facility (Kraft), located at 10800 Ave 184, with 65 acres in active agriculture use, and the remainder undeveloped and/or previously disturbed.

The existing Kraft facility (APN 228-100-009) is zoned M-2 (Heavy Industrial) and would contain the north solar array, with a small portion of the array reaching into the adjacent parcel to the north (APN 191-230-002) which is also zone M-2. The south array would be within the adjacent parcel south of the Kraft facility (APN 228-110-025).

Based on the size of the project and its proximity to Elk Bayou and Mefford Field, a Conditional Use Permit was recommended by City staff. This project is not categorically exempt from CEQA, and a Mitigated Negative Declaration was prepared pursuant to the CEQA Article 6. 15070.

The Site Plan Review Committee reviewed the project with the applicant on June 20th, 2017 and provided comments back to the applicant. The site plan and elevations were revised and submitted to the City for compliance with the Zoning Ordinance.

Utilities for the project are outlined as follows:

- Water—no additional water connection is required for this project.
- Sewer—no additional sewer connection is required for this project.
- Storm Water—the project will not alter existing drainage patterns and would not significantly contribute to storm water runoff and will allow for storm water to percolate into the soil.

No comments have been received from any neighboring property owners during the public comment period.

ENVIRONMENTAL:

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). Prior to mitigation, implementation of the project would result in potentially significant impacts to Biological Resources and Cultural Resources. The Mitigation Monitoring Program includes measures as mitigation for the impacts. The mitigation contained in the Mitigation Monitoring Program will effectively reduce the environmental impacts of the project to a less than significant level.

On Wednesday, August 16, 2017, the Environmental Impact Review Committee determined from the initial study completed by Planning Staff and the Environmental Information Form submitted by the applicant, that the project will not have a significant effect on the environment.

A 20-day public notice has been published on August 7, 2017, for the Conditional Use Permit and intent to Adopt (NOI) a Mitigated Negative Declaration for the proposed project.

No comments have been received on the project during the public review period.

Mitigated Negative Declaration has been prepared for adoption.

RECOMMENDED FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit 2017-15:

Environmental:

- 1) That the Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.
- 2) That the Planning Commission has considered the proposed Mitigated Negative Declaration and finds that there is no substantial evidence that the project will have a significant effect on the environment.
- 3) The Planning Commission finds that the proposed Mitigated Negative Declaration reflects the independent judgment of the lead agency.

Conditional Use Permit 2017-15

- 1) That this request is consistent with the goals and objectives of the Heavy Industrial District, Chapter 10.72 of the City of Tulare Zoning Ordinance;
- 2) That the proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.

- 3) That the proposed use will comply with the applicable provision contained in Chapter 10.116 *Conditional Use Permits*.
- 4) That the proposed project is consistent with the General Plan.
- 5) That the site for the proposed use is adequate in size, shape and location to accommodate the use within a Heavy Industrial zone.

RECOMMENDED CONDITIONS:

Based on the approved findings, staff recommends that CUP 2017-15, be approved subject to the following conditions:

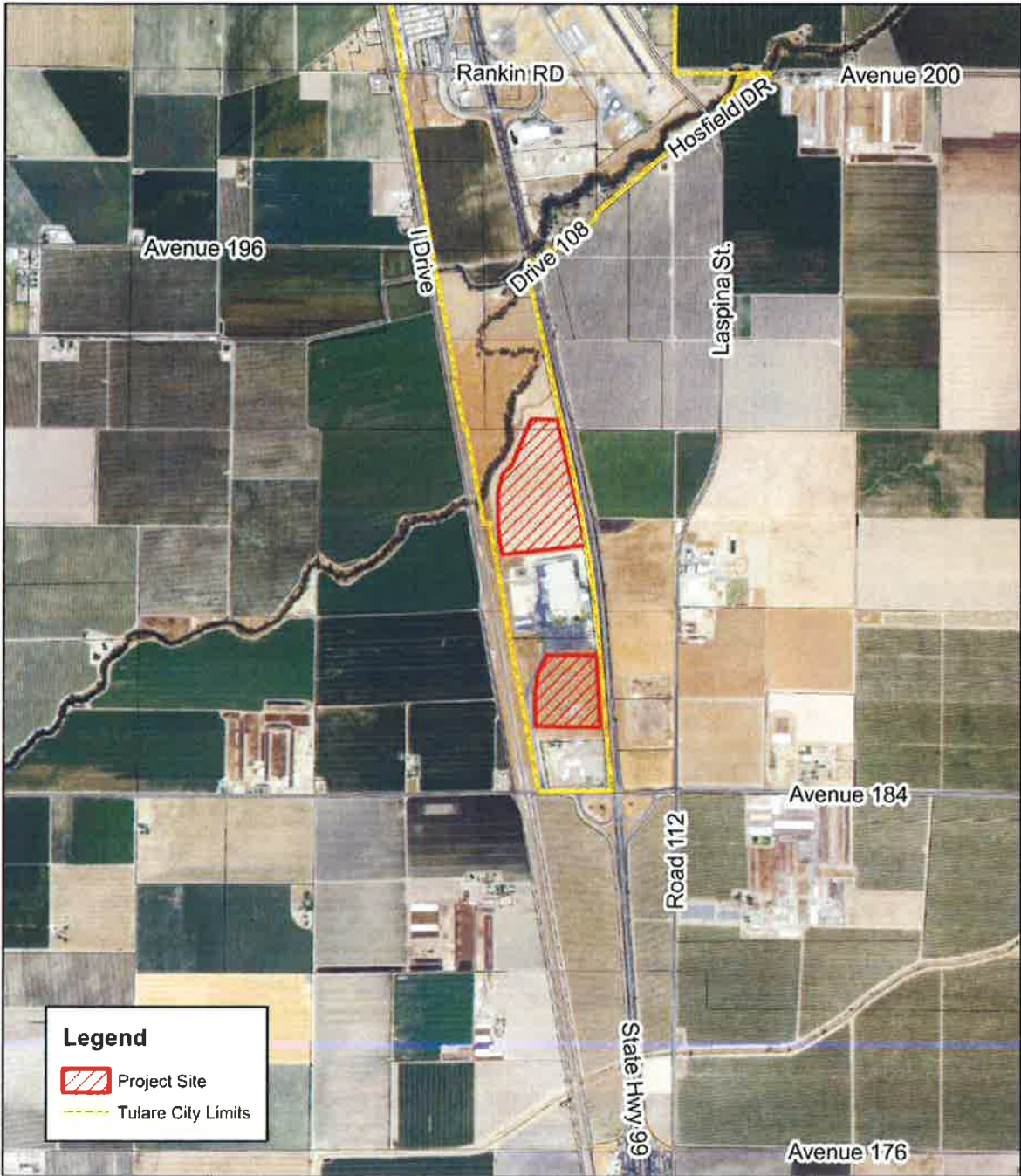
- 1) All requirements of Title 10 shall be met.
- 2) That the project be developed insubstantial compliance with the site plan in Attachment "II".
- 3) Adequate permanent or temporary fire protection facilities as approved by the Fire Chief, shall be installed prior to the issuance of any building permits.
- 4) Applicant to perform regular weed abatement practices for both solar array sites.
- 5) Applicant to adhere to decommissioning plan to either remove all solar facilities and infrastructure or replace solar equipment after the project lifespan of 25 years is reached.
- 6) Comply with attached Engineering Comments as attached and adopted in Resolution 5251.
- 7) That all other federal, state, and city policies and ordinances be met.
- 8) That all mitigation measures from the Mitigated Negative Declaration are hereby incorporated as Conditions of Approval.


APPEAL INFORMATION:

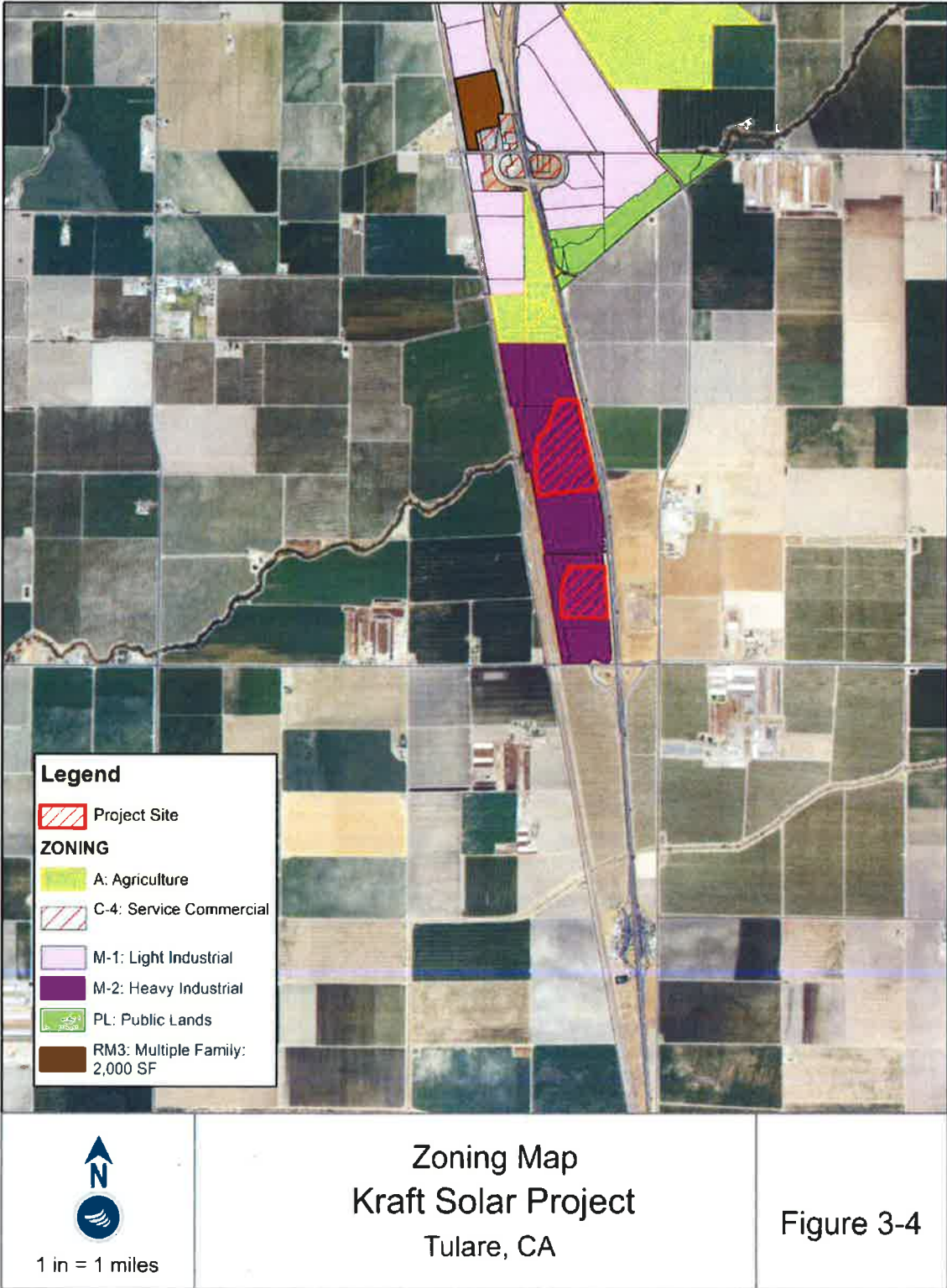
Decisions of the Planning and Building Director or Planning Commission may be appealed by filing a letter with the City Clerk no later than ten days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:

- I. Project Vicinity & Zoning Maps
- II. Operation Statement
- III. Site Plan/Elevations
- IV. Mitigated Negative Declaration Report
- V. Engineering Comments
- VI. Fire Comments
- VII. Resolution



 <p>1 in = 2000 feet</p>	<p>Vicinity Location Kraft Solar Project Tulare, CA</p>	<p>Figure 2-2</p>
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Project Summary

Kraft-Heinz Foods Company (Kraft), in coordination with SolarCity Corporation dba Tesla Energy (Tesla), propose to construct an approximately 13.9 megawatt (MW) single-axis tracker ground-mounted solar photovoltaic (PV) system on approximately 65 acres of three adjoining parcels totaling approximately 169 acres in the City of Tulare. The Project will include two arrays to the north and south of the existing Kraft facility, a 8.4 MWh lithium-ion battery energy storage system (BESS), and approximately 5,000-ft of utility conduit installed from the arrays to the points of interconnection at existing facility meters.

Purpose and Objectives

The project is intended to offset approximately 25 percent of the current electrical energy demand of Kraft's food processing facilities in the City of Tulare. The annual solar energy generated by the project will not exceed annual electricity demand by the facility. The need for such a project is to supplement grid-generated electricity with clean solar energy, with the added benefit of reducing the overall demand and strain on the local electricity grid infrastructure.

Project Location and Existing Conditions

The Project site is located on an approximately 65-acre portion of three contiguous parcels owned by Kraft (APN 228-100-009-000, 228-110-025-000, 191-230-002-000) totaling 169 acres in the southern reaches of the City of Tulare. The site is located north of Avenue 184, east of State Route (SR) 112 and existing railroad right-of-way (ROW), south of Elk Bayou, and west of State Route (SR) 99.

Current land use on the subject 169-acre properties includes approximately 40 acres currently developed as an industrial food processing facility, 65 acres in active agriculture use, and the remainder undeveloped and/or previously disturbed. The proposed PV array areas are disked periodically for vegetation maintenance. The adjacent properties to the west, east and south are outside of the Tulare city limits in unincorporated Tulare County, with the exception of parcel APN 228-110-021 immediately to the south of the southern array site. Adjacent properties to the north of the project area include agricultural and open space land uses; property to the west includes a railroad ROW and agricultural land uses; parcels to the south include industrial and agricultural land uses; and property to the east includes highway ROW and agricultural land uses..

Project Components

The project will consist of a fenced and gated 13.9 megawatt (MW) solar photovoltaic (PV) energy generation facility constructed and operated by Tesla Energy. The project would consist of two large arrays including approximately 42,000 total PV panels mounted on a single-axis tracking system in order to maximize sunlight capture. The panels, when tilted to their maximum height, would be approximately 8 feet above ground and would be mounted on pile-driven posts installed at a depth of between 5 and 10 feet, depending on geotechnical recommendations. The panels and mounting (i.e., PV module arrays) would cover approximately 65 acres of the 169-acre subject properties. The Project will also include installation of an 8.4 megawatt-hour (MWh) lithium-ion BESS. This system will sit on a concrete pad adjacent to the western side of Kraft processing facility, near the existing electric meters. Project-related equipment such as the switchgear, inverters, and transformers that convert the DC electricity to AC electricity and convey it at the proper voltage would be constructed and mounted on posts or outdoor pads distributed throughout the site. A maintenance and fire access road would be constructed around

the perimeter of the ground-mount arrays. This road would be covered with crushed rock, constructed to be at matching grade with the adjacent ground surface, and would be approximately 20 feet wide and total approximately 10,000 linear feet.

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Construction

Construction of the Project is expected to begin in November 2017 and be completed in April 2018. Construction activities would generally follow these steps:

1. Mobilization of equipment, materials and staffing resources.
2. Site clearing and preparation. The ground-mount array area would be mowed and cleared of debris and existing concrete foundations, prepared and leveled as needed, and a crushed-rock-covered access road would be constructed around the perimeter and along internal maintenance roads. Minimal grading would be required.
3. Construction of security fencing, equipment and materials laydown areas, and inverter/transformer pads.
4. Installation of ground mount array system, including array piers/support structures, solar modules, subsurface cable, BESS, inverters/transformers, and other ancillary equipment.
5. Installation of utility conduit from arrays to the point of interconnection at the Kraft facility, using a combination of horizontal directional boring and trenching..
6. Completion of electrical interconnections.
7. Testing and commissioning.
8. Demobilization.

Phase duration, required equipment and staffing are described in Table 1. Access to the site would be from the southern edge of the properties via Avenue 184. Existing paved lots or disturbed unpaved areas adjacent to the facility will be used for temporary construction staging, worker parking, truck loading and unloading facilities, materials stockpiling, and racking assembly. The project site is generally flat; minimal grading, fill, compaction, and erosion control would be required to accommodate the placement of the PV arrays and associated equipment.

During construction, water would be used for dust control, concrete mixing, and as drilling liquid for any horizontal boring required (with the majority used for controlling fugitive dust). Water usage is

estimated to be up to 10,000 gallons per day during active construction, brought to the site using 2,000-gallon water trucks.

Table 1: Anticipated Equipment and Staff Requirements during Construction Phase

Equipment Type	Number	Maximum Usage Hours (per day)
Site Preparation (approximate 4-week duration, 6-10 person field crew)		
Generator	1	8
Excavator	1	8
Grader	1	6
Dump Truck	1	8
Water Truck	1	9
Delivery Trucks (approximately 7,000 cubic yards of crushed rock for road construction, approximately 350 truckloads – approximately 20 to 24 deliveries per day for approximately 3 weeks)		
Fuel Trucks (occasional, as needed)		
Field crew vehicles (throughout Site Preparation period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		
Solar Array Installation (approximate 16-week duration, 35-45 person field crew)		
Generator	4	8
Bore/Drill Rig	2	8
Track-mounted Skid Steer (Bobcat)	6	8
Plate Compactor	1	2
Trencher/Backhoe	2	8
Delivery Trucks (panel array and support structure components, delivery to begin during last week of Site Preparation period, approximately 130 truckload deliveries – 4 to 5 deliveries per day for five to six weeks)		
Fuel Trucks (approximately 5 deliveries per week)		
Field crew vehicles (throughout construction period, approximately 40 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		
Utility Conduit Boring/Trenching for Interconnection (approximate 3-week duration, 6-10 person field crew)		
Generator	1	2
Bore/Drill Rig	1	8
Track-mounted Excavator (Bobcat)	1	6
Backhoe	1	6
Fuel Trucks (occasional, as needed)		

Equipment Type	Number	Maximum Usage Hours (per day)
Field crew vehicles (throughout finishing period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		
Commissioning/Finishing (approximate 2-week duration, 6-10 person field crew)		
Generator	1	6
Forklift	1	6
Skid Steer Loaders	1	6
Fuel Trucks (occasional, as needed)		
Field crew vehicles (throughout finishing period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		

Operations

After construction, the PV energy generation facility would be automated to allow operation with no staffing present. Production and system health data, as well as on-site weather data, would be monitored remotely and gathered electronically. Periodic site maintenance and washing of the solar panels, which may be necessary to maintain efficiency, would occur on an as-needed basis and is anticipated to occur up to two times per year, depending on annual precipitation and vegetation growth. Such maintenance would require temporary staffing on-site and use of a water truck. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. Additionally, no water service is proposed to the site.

Decommissioning

At the end of the project lifespan of approximately 25 years, all facilities and infrastructure may be removed from the project site, and the land converted to other uses. Alternatively, the facility could be replaced or updated. Any decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities. To the maximum extent practicable, appropriate facilities and components would be recycled.

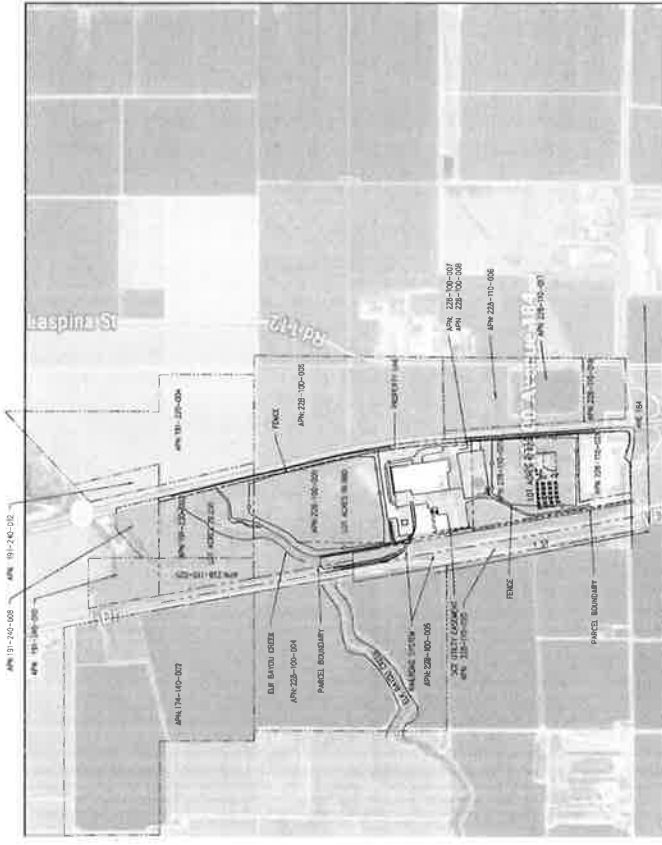
13,901.160 KW SOLAR PV SYSTEM & 8400kWh ENERGY STORAGE SYSTEM FOR KRAFT HEINZ FOODS COMPANY - TULARE CALIFORNIA

APN: 228-100-009, 228-110-025, 191-230-002

VICINITY MAP



AERIAL MAP



PROPERTY PLAN



GENERAL NOTES
 ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ANY OTHER REQUIREMENTS AND SHALL BE UNDER THE AUTHORITY OVER ANY PORTION OF THE WORK.
 CHANGES HAVE BEEN DETAILLED IN COMPLIANCE WITH ALL LISTING REQUIREMENTS, OSM SOLAR PHOTOVOLTAIC INSTALLATION PERMITS, AND ALL LOCAL CODES FOR THE MATERIALS SPECIFIED.
 PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FROM SOLAR CITY OF ANY DISCREPANCIES. THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SUBCONTRACTOR'S SOLE EXPENSE.
 SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO SOLAR CITY FOR APPROVAL BEFORE MAKING ANY CHANGES TO THE DRAWINGS BEFORE WRITING PERSONAL FROM SOLAR CITY PLACES LIABILITY ON THE SUBCONTRACTOR.
 ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT SHOWN, CONTRACTOR SHALL USE STANDARD CONSTRUCTION PRACTICES.
 ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
 ANY METAL SHAVINGS FROM SITE WORK SHALL BE CLEANED FROM ALL SURFACES AND THE CONTRACTOR SHALL REMOVE METAL SHAVINGS AND CAUSE RUST, ELECTRIC SHORT CIRCUITS, OR OTHER DAMAGE.
 DEANS OR PERMITS SHALL NOT BE OBTAINED UNLESS AUTHORIZED BY SOLAR CITY OR SHOWN IN THE DRAWINGS.
 APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
 ADDITIONAL NOTES:
 NO DRIVE LINES TO BE MODIFIED.
 A 20' PERMETER ACCESSWAY SURROUNDING ARRAY FOR OPERATION AND MAINTENANCE
 NO LANDSCAPING OR SCREENING PROPOSED
 NO ADDITIONAL REFUSE DISPOSAL AREA PROPOSED OR REQUIRED
 NO ADDITIONAL PERMANENT PARKING PROPOSED OR REQUIRED

DESIGNER AND TECHNICAL POINT OF CONTACT:
 DOUG HAIGH
 SOLAR CITY, INC.
 1342 N. MCCOY BLVD, STE A
 PETALUMA, CA 94954
 TEL: (707) 559-8904
 DHAIGH@TESLA.COM

ELECTRICAL ENGINEER:
 BENJAMIN LIU
 SOLAR CITY, INC.
 3055 CLEARVIEW WAY
 SAN MATEO, CA 94040
 TEL: (510) 595-3703
 BLIU@TESLA.COM

PROJECT TEAM

ABBREVIATIONS
 A AMPERE
 AC ALTERNATING CURRENT
 ADA AMERICANS WITH DISABILITIES ACT
 ASTY TEST TECH SOCIETY FOR BUILDING TESTING AND MATERIALS
 BLDG BUILDING
 CLR CLEAR
 D/C DIRECT CURRENT
 DIA DIAMETER
 DIST DISTANCE
 EDC EQUIPMENT GROUNDING CONDUCTION
 (E) EXISTING
 EMT ELECTRICAL METALLIC TUBING
 GALV GALVANIZED
 GFC GROUNDING ELECTRODE CONDUCTOR
 GND GROUNDING
 HSG HOT DIPPED GALVANIZED
 I CURRENT
 INPS IMPRESS AT MAX POWER
 INP IMPRESS
 IFC SHORT CIRCUIT CURRENT
 KVA KILOWATT AMPERE
 KW KILOWATT
 LBW LOAD BEARING WALL
 MAX MAXIMUM
 MIN MINIMUM
 NESC NATIONAL ELECTRIC CODE
 NIC NOT IN CONTRACT
 NOT TO SCALE
 OCP OVERCURRENT PROTECTION
 PL PROPERTY LINES
 PV PHOTOVOLTAIC
 SCH SCHEDULE
 SCH SQUARE INCHES
 SQ IN SQUARE INCHES
 SS STAINLESS STEEL
 STD STANDARD TESTING CONDITIONS
 TYP TYPICAL
 UNP UNINTERRUPTIBLE POWER SUPPLY
 V/F VERIFIED IN FIELD
 Vmp VOLTAGE AT MAX POWER
 Voc VOLTAGE AT OPEN CIRCUIT
 WATT WATT
 W/ WITH
 W/ WITHOUT

SYSTEM SUMMARY
 MODULE: (41,963) TRINA TSM-335D3-64(1D)
 PV INVERTER: (273) HUANWEI # SHW2000-3KT-LUS
 BATTERY INVERTER: (1) 300 kW TESLA (#4) POWERPACK 2.0
 ARRAY TILT: #60P
 AZIMUTH: 0°

LOT INFORMATION
 APN: 191-230-002
 LOT ACRES: 29.250
 APN: 228-100-009
 LOT ACRES: 39.886
 APN: 228-110-025
 LOT ACRES: 42.920

CODE SUMMARY
 BUILDING CODE: ALL WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE
 ELECTRICAL CODE: ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2012 NATIONAL ELECTRIC CODE

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 U 1.0 SITE PLAN - NORTH ARRAY
 U 1.1 SITE PLAN - BUILDING
 U 1.2 SITE PLAN - SOUTH ARRAY
 E 3.0 DETAILS
 E 3.1 DETAILS

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 W/ WITHOUT

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 E 3.0 DETAILS
 E 3.1 DETAILS

KRAFT HEINZ FOODS COMPANY_TULARE
 10800 Avenue
 1084, Tulare, CA 93274
 714-715-5104

SolarCity
 10000 North State Street, Suite 100
 San Jose, CA 95131
 415-932-1421

SHEET 001 OF 001
 15-9321421-00



- LEGEND**
- (N) SOLAR TRACKER PV MODULES
 - (N) CONDUIT
 - (F) FENCE
 - (N) FENCE



OVERALL SITE PLAN



KRAFT HEINZ FOODS COMPANY, TULARE
 1840 Avenue
 184, Tulare, CA 93274
 714-715-5104

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/11/11
2	REVISED	08/11/11
3	REVISED	08/11/11
4	REVISED	08/11/11
5	REVISED	08/11/11
6	REVISED	08/11/11
7	REVISED	08/11/11
8	REVISED	08/11/11

PROJECT NO. JB-93271421-00
 DATE: 08/11/11

- LEGEND**
- (N) SOLAR TRACKER PV MODULES
 - (N) CONDUIT
 - (E) FENCE
 - (N) FENCE



SITE PLAN - SOUTH ARRAY



SolarCity
 7700 S. Bascom Avenue, Suite 100, San Jose, CA 95128
 408.745.6000

Kraft Heinz Foods Company_Tulare
 184, Tulare, CA 93274
 714-715-5104

PROJECT INFORMATION

PROJECT NO.	184-TULARE
DATE	10/15/2014
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...

REVISIONS

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8

PROJECT LOCATION

184, Tulare, CA 93274
 10800 Avenue
 Kraft Heinz Foods Company_Tulare
 714-715-5104

PROJECT TITLE
 SOUTH ARRAY

PROJECT NO.
 184-TULARE

DATE
 10/15/2014

SCALE
 AS SHOWN

DRAWN BY
 ...

CHECKED BY
 ...

DATE
 ...

PROJECT NO.
 184-TULARE

DATE
 10/15/2014

SCALE
 AS SHOWN

DRAWN BY
 ...

CHECKED BY
 ...

DATE
 ...

PROJECT NO.
 184-TULARE

DATE
 10/15/2014

SCALE
 AS SHOWN

DRAWN BY
 ...

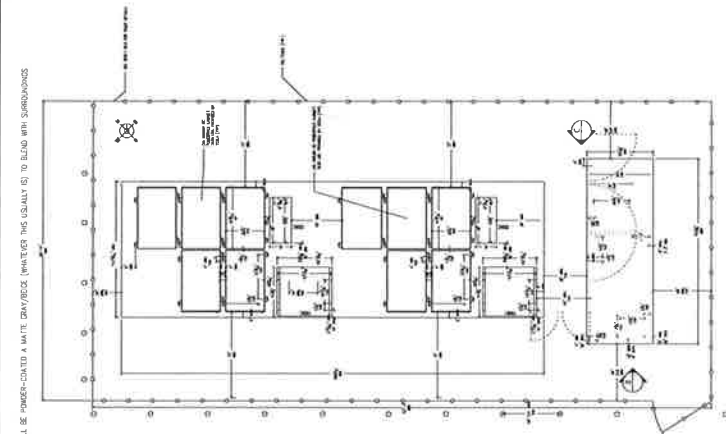
CHECKED BY
 ...

DATE
 ...

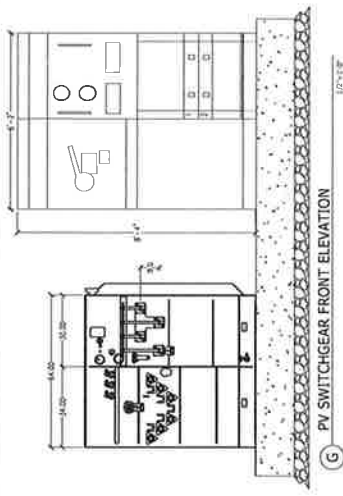
SoletCity
10800 Avenue
184, Tulare, CA 93274
714-715-5104

KRAFT HEINZ FOODS COMPANY-TULARE ARRAY 1 - SOUTH PARCEL

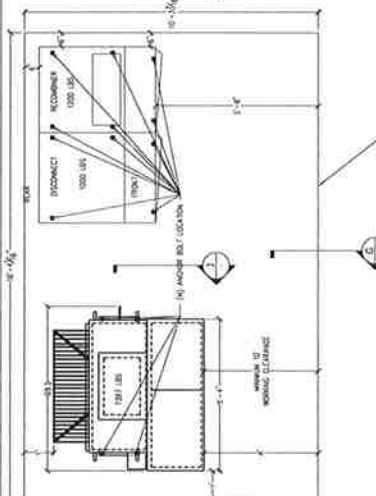
NOTE: ALL EQUIPMENT WILL BE POWER-COATED A WHITE DRIVE/SLIP (WHATEVER THE USUALLY IS) TO BLEND WITH SURROUNDINGS



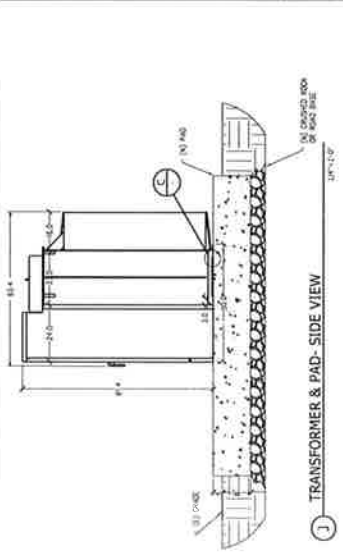
A EQUIPMENT PLAN



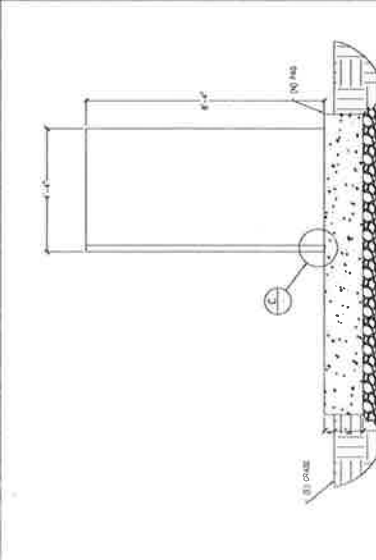
G PV SWITCHGEAR FRONT ELEVATION



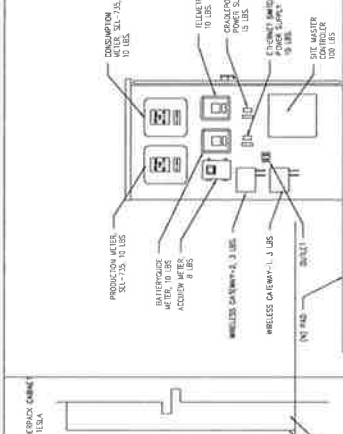
F PV SWITCHGEAR SITERPLAN



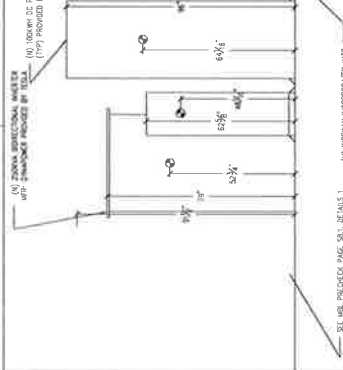
J TRANSFORMER & PAD- SIDE VIEW



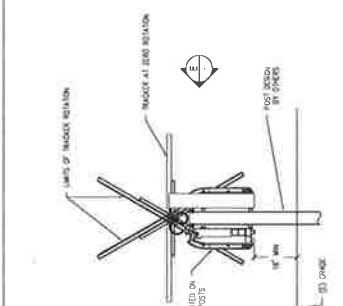
H PV SWITCHGEAR SIDE ELEVATION



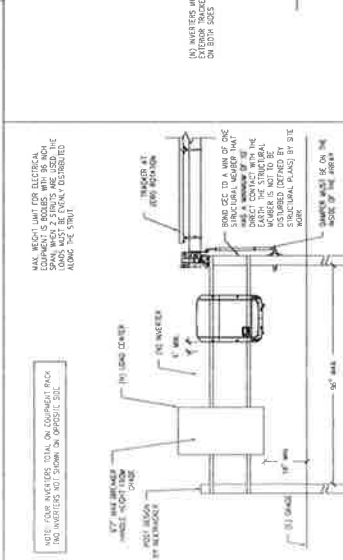
B BAT-PNL WIRING COMPARTMENT EQUIPMENT



C STORAGE EQUIPMENT PAD, ELEVATION VIEW



D PILE DRIVEN TRACKER INVERTER RACK (SIDE ELEV.)



E PILE DRIVEN TRACKER EQUIPMENT RACK (FRONT ELEV.)

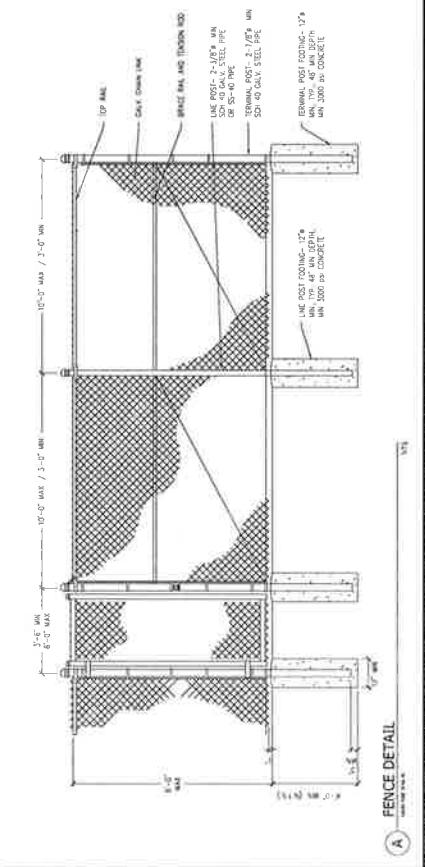
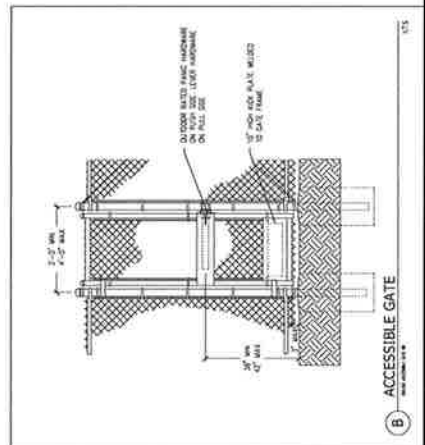
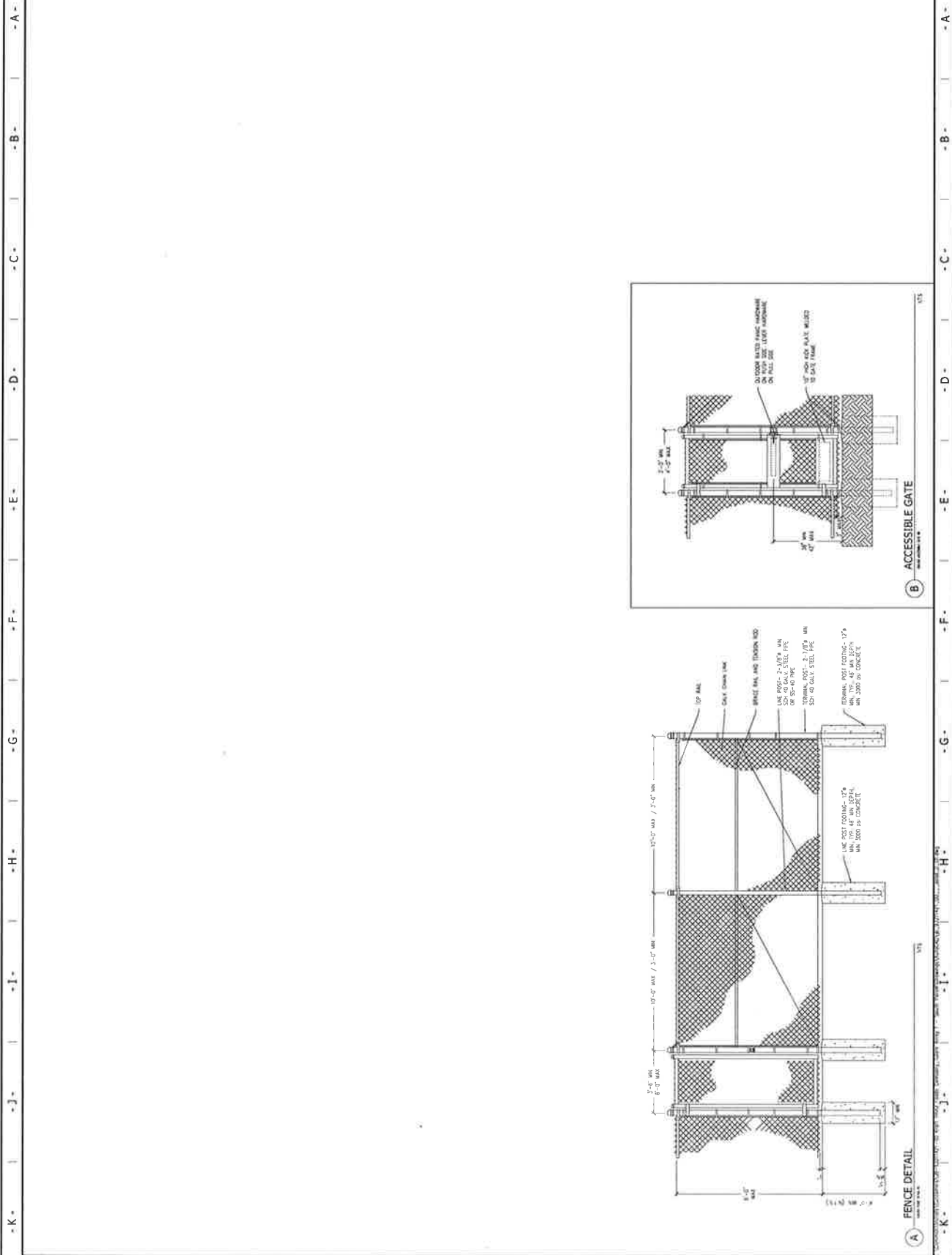
JB-93211421-00
E 3.0

SolarCity

KRAFT HEINZ FOODS COMPANY-TULARE ARRAY 1 - SOUTH PARCEL
10800 Avenue
Tulare, CA 93274
714-715-5104

JB-92211421-00
REV. 03.11.10

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/11/10
2	REVISED PER COMMENTS	03/11/10
3	REVISED PER COMMENTS	03/11/10
4	REVISED PER COMMENTS	03/11/10
5	REVISED PER COMMENTS	03/11/10
6	REVISED PER COMMENTS	03/11/10
7	REVISED PER COMMENTS	03/11/10
8	REVISED PER COMMENTS	03/11/10



A FENCE DETAIL

B ACCESSIBLE GATE

SCALE: 1/8" = 1'-0" (SEE NOTES FOR DIMENSIONS)



SITE PLAN REVIEW COMMENTS

Engineering Department

Michael W. Miller, City Engineer

TO: Planning Division

FROM: Engineering Division

PROJECT: Conditional Use Permit No.: 2017-15

PROJECT LOCATION: West side of State Highway 99 north of Avenue 184

OWNER/DEVELOPER: Kraft Heinz Foods Company

The Engineering Division recommends the following Site Plan Review Status for the subject project:

- Resubmit Additional Information Required: _____
 Redesign Required
 Revise and Proceed, comply with comments checked below

Engineering Comments:

- All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24" x 36" sheets, in a plan/profile format at a scale of 1"=50' or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans. Following approval of the improvement plans, the Engineer shall provide the City of Tulare with two reproducible plan sets. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements.
- Master Plan drawings are needed for: Water, Sewer, Storm Drain, Streets
- Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Department, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: County of Tulare: _____, State: State Highway 99, Tulare Irrigation District.
- All design and construction of public improvements shall be in accordance with applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Department while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary

for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

- Easements will be required for all utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.
- Existing curb and gutter, driveway approaches, sidewalk and ramped curb returns shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Applicant shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels.
- New City standard curb and gutter shall be installed along the following street frontage(s): < Insert Locations >. Any unused depressed curb along project frontages shall be replaced with City standard barrier curb or, subject to City Engineer approval, a full City standard drive approach.
- New City standard sidewalk shall be constructed as indicated below. For adjacent sidewalk pattern, sidewalk shall transition behind driveway approaches and maintain a minimum width of 4 feet while doing so. The maximum slope adjacent to the back of any public sidewalk shall not exceed 5:1 for the first 5 feet. For areas located within a Landscape and Lighting District, the maximum slope between the back of the sidewalk and the wall or fence shall not exceed 10:1.

<u>Street Frontage</u>	<u>Configuration</u>	<u>Sidewalk Width (ft)</u>
	< Select Pattern >	< Select Width >
	< Select Pattern >	< Select Width >

- New City standard ramped curb returns and/or pedestrian ramps shall be installed at < Insert Locations >.
- New City standard driveway approach(es) shall be constructed at < Insert Locations >.
- Construct cross gutter at < Insert Locations >.
- Construct vee gutter at < Insert Locations >.
- The following minimum street improvements are required:
 - a. Full paveout from lip of gutter to the existing edge of pavement along the project's frontages of < Insert Location >.
 - b. Reconstruction or rehabilitation of the existing pavement by methods approved by the City Engineer on < Insert Location >.
 - c. Install medians (curbing only) < Insert Location >.
 - d. Provide at least < Insert Width > feet of paving on the opposite side of the median on < Insert Location >.
 - e. Provide < Select Width > stabilized shoulders on the opposite side of the street in accordance with the City of Tulare's adopted PM-10 control guidelines along < Insert Location >.

Roadway structural section design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the design criteria provided below:

<u>Roadway</u>	<u>Classification, Design T.I.</u>
< Insert Roadway Name >	< Select Classification >

- On-site A.C. pavement design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the following traffic index requirements: 4.0 for parking areas, 4.5 for travel lanes, and 6.5 for truck routes (including solid waste collection vehicles).
- Street Lights (Standard Concrete Marbelite Pole) shall be installed at locations designated by the City Engineer, and shall comply with the following general requirements:
 - LED, SCE Owned/Maintained on a metered service. Design of the LED street lighting system shall be approved by City Engineer. The following street lights are required on roadways as follows:
 - 32-watt LED (5,800 Lumen H.P.S.V. equivalent) with 25-ft pole height and 4-ft mast arm: < Insert Roadway Name >
 - 41-watt LED (9,500 Lumen H.P.S.V. equivalent) with 26-ft pole height and 6-ft mast arm: < Insert Roadway Name >
 - 41-watt LED (9,500 Lumen H.P.S.V. equivalent) with 31-ft pole height and 6-ft mast arm: < Insert Roadway Name >
 - 88-watt LED (16,000 Lumen H.P.S.V. equivalent) with 31-ft pole height and 6-ft mast arm: < Insert Roadway Name >
 - LED, City Owned/Maintained on a separate metered service. Design of the LED street lighting system shall be approved by City Engineer. The following street lights are required on roadways as follows:
 - 32-watt LED (5,800 Lumen H.P.S.V. equivalent) with 25-ft pole height and 4-ft mast arm: < Insert Roadway Name >
 - 41-watt LED (9,500 Lumen H.P.S.V. equivalent) with 26-ft pole height and 6-ft mast arm: < Insert Roadway Name >
 - 41-watt LED (9,500 Lumen H.P.S.V. equivalent) with 31-ft pole height and 6-ft mast arm: < Insert Roadway Name >
 - 88-watt LED (16,000 Lumen H.P.S.V. equivalent) with 31-ft pole height and 6-ft mast arm: < Insert Roadway Name >
- Street name signs, traffic control signs, pavement delineation and/or pavement markings shall be installed as required by the City Engineer.
- The following right-of-way dedications are required for street/alley purposes:
 - a. 20' property corner radius: _____
 - b. Chamfer property corner: _____
 - c. Alley:
 - d. Street:
- Waiver of direct access rights is required at the following locations: _____.
- The proposed development shall incorporate the following traffic calming measures: _____.
- The proposed development shall incorporate the following bicycle/pedestrian facilities: _____.
- The proposed development shall incorporate City standard bus turnout(s) at the following location(s): _____.
- Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA "state of the practice" standards, the Caltrans "Guide For The Preparation of Traffic Impact Studies", and City of Tulare General Plan requirements. Traffic impact

studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.

- All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.160 (B) 3 of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the bonding provided for the project.
- The proposed development shall be responsible for the following water main extensions and connections: _____
- Fire hydrants and fire suppression systems shall be provided as required by the City of Tulare Fire Marshall. The proposed development shall demonstrate that sufficient flows are available to support the required improvements. All points of connection to the City water system are subject to the approval of the City Engineer.
- The proposed development shall install water services with back flow devices, as approved by Planning and Building. Water sizing calculations shall be provided at time of building permit application. Domestic and landscaping services shall be metered services using the make and model of meter specified by the City of Tulare Public Works Department. No substitutions are allowed.
- Water sampling stations shall be installed as follows: _____.
- Existing water wells shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.
- The proposed development shall be responsible for the following sanitary sewer main extensions and connections: _____
- The proposed development shall connect to City sewer. If service from an existing lateral is proposed, said lateral shall be exposed for inspection by the Public Works Inspector and upgraded to current City standards if found to be broken or substandard.
- A sewer monitoring station, oil/water separator and/or grease interceptor shall be installed as required by the wastewater manager.
- Existing septic tanks shall be abandoned, filled and sealed in accordance with applicable City, County of Tulare, and State of California standards.
- The proposed development shall be responsible for the following storm drain line extensions and connections: _____
- A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.
A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.
- All unused culverts shall be abandoned and plugged in a manner acceptable to the City Engineer.
- A trash enclosure is required and shall be shown on the improvement drawings. The type, location and orientation of the enclosure shall be subject to the approval of the Solid Waste Division Manager. For doublewide enclosures, separate bins are required for solid and recyclable waste, and identification

signing shall be posted adjacent to all points of direct access. The wording of the signing shall be clear and concise, and shall identify all materials accepted in the recycling bin.

- A Public Works Inspection Fee is required prior to the construction of improvements.
- A City Clerk's Certificate is required on the Parcel Map for required dedications.
- A Public Works Certificate required on the Parcel Map if improvements are not constructed prior to recordation. This provision would require an engineer's estimate and an improvement security.
- A landscaping plan subject to the review and approval of the Director of Parks and Community Services shall be provided. Approval of the landscaping plan is required prior to approval of engineering improvement plans by the City Engineer. All existing trees that conflict with proposed improvements shall be removed to a depth of two (2) feet below proposed finish grade.
- If applicable, existing irrigation ditches and/or canals shall be piped, developed into a trail, or relocated outside the project boundaries per the direction of the City Engineer and affected irrigation district. Related irrigation facilities shall be subject to the same requirements for piping or relocation.
- In conformance with the City of Tulare's adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle's engine while making deliveries shall be prominently posted at the location where deliveries are received.
- Fugitive dust shall be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City.
- If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City.
- The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.
- All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of recordation of the final map. These fees include, but are not limited to:
 - Sewer front foot charges of \$ 25.00 per front foot for frontages on _____.
 - Sewer lift station fee of \$ _____ per acre.
 - Water front foot charges of \$ 17.50 per front foot for frontages on _____.
 - Street front foot charges of \$ _____ per front foot for frontages on _____.
 - Benefit district creation fee (if applicable): \$ 1,008.19 per district.
 - Traffic signal in-lieu fee of \$ _____.
 - TID ditch piping In-lieu fee of \$ _____.
 - Sewer main construction in-lieu fee of \$ _____.

- Water main construction in-lieu fee of \$ _____.
- Street construction in-lieu fee of \$ _____.
- Engineering inspection fee based on a percentage of the estimated cost of construction.
- Development impact fees to be paid with building permit.
- Engineering plan check fee to be paid at time of plan submittal.
- Final map plan check fee to be paid at time of map submittal.
- Other: _____

Additional Conditions:

- _____

Prepared By: Michael W. Miller, City Engineer

**TULARE FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following comments for CUP 2017-15:

1. The project must comply with all of the latest applicable codes and standards.
2. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"
 - a. The access road shall be provided along the entire south, west, and north portion of the fence line.
 - b. All gates shall provide a minimum of 20' clear width when open.
3. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities and comply with CFC 2010 Section D102.1
4. Additional access may be required per CFC 2013 Chapter 5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
5. A vegetation management plan shall be provided. The plan will detail the type of ground cover, and abatement schedule.
6. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official. An application is available at www.knoxbox.com using the department search, *Tulare Cit.*

Respectfully Submitted,

Ryan Leonardo
Fire Inspector III

RESOLUTION NO. 5250

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2017-15**

WHEREAS, the City of Tulare Planning Commission after duly published notice, at a regular meeting held on August 28, 2017, considered a request by Kraft-Heinz Foods Company (Kraft), in coordination with SolarCity Corporation dba Tesla Energy, to construct an approximately 13.9 megawatt (MW) single-axis tracker ground mounted solar photovoltaic (PV) system on approximately 65 acres. The project is located at 10800 Avenue 184 (APN 228-100-009, 228-110-025 and 191-230-002); and

WHEREAS, the City of Tulare Planning Commission finds that Conditional Use Permit No. 2017-15 is consistent with the goals and objectives of the Heavy Industrial District, Chapter 10.72 of the City of Tulare Zoning Ordinance based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity; and,

WHEREAS, the City of Tulare Planning Commission determined that the proposed project is consistent with the General Plan; and,

WHEREAS, the City of Tulare Planning Commission determined that the site for the proposed use is adequate in size, shape and location to accommodate the use within a Heavy Industrial zone; and,

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED, that the Mitigated Negative Declaration prepared for Conditional Use Permit No. 2017-15 was prepared consistent with the California Environmental Quality Act.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public, health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Conditional Use Permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.

3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation incorporated into the project, and that the Mitigated Negative Declaration prepared for Conditional Use Permit No. 2017-15, incorporating the Mitigation Measures, is hereby adopted.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves the Conditional Use Permit subject to the following conditions:

Planning Conditions:

- 1) All requirements of Title 10 shall be met.
- 2) That the project be developed insubstantial compliance with the site plan in Attachment "II".
- 3) Adequate permanent or temporary fire protection facilities as approved by the Fire Chief, shall be installed prior to the issuance of any building permits.
- 4) Applicant to perform regular weed abatement practices for both solar array sites.
- 5) Applicant to adhere to decommissioning plan to either remove all solar facilities and infrastructure or replace solar equipment after the project lifespan of 25 years is reached.
- 6) Comply with attached Engineering Comments as attached and adopted in Resolution 5251.
- 7) That all other federal, state, and city policies and ordinances be met.
- 8) That all mitigation measures from the Mitigated Negative Declaration are hereby incorporated as Conditions of Approval.

Engineering Comments:

■ All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24" x 36" sheets, in a plan/profile format at a scale of 1"=50' or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans. Following approval of the improvement plans, the Engineer shall provide the City of Tulare with two reproducible plan sets. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements.

■ All design and construction of public improvements shall be in accordance with applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering conditions are

intended to deal with major issues apparent to the Engineering Department while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.

- A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.

- Fugitive dust shall be controlled in accordance with the applicable rules of the San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application shall be provided to the City.
- If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City.
- The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.
- All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of recordation of the final map. These fees include, but are not limited to:

- Sewer front foot charges of \$ 25.00 per front foot for frontages on _____.
- Sewer lift station fee of \$ _____ per acre.
- Water front foot charges of \$ 17.50 per front foot for frontages on _____.
- Street front foot charges of \$ _____ per front foot for frontages on _____.
- Benefit district creation fee (if applicable): \$ 1,008.19 per district.
- Traffic signal in-lieu fee of \$ _____.
- TID ditch piping In-lieu fee of \$ _____.

Fire Conditions:

The Fire Prevention Bureau conveys the following comments for CUP 2017-15:

1. The project must comply with all of the latest applicable codes and standards.
2. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"
 - a. The access road shall be provided along the entire south, west, and north portion of the fence line.
 - b. All gates shall provide a minimum of 20' clear width when open.
3. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities and comply with CFC 2010 Section D102.1
4. Additional access may be required per CFC 2013 Chapter 5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
5. A vegetation management plan shall be provided. The plan will detail the type of ground cover, and abatement schedule.
6. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official. An application is available at www.knoxbox.com using the department search, *Tulare Cit.*

PASSED, APPROVED AND ADOPTED this twenty-eighth day of August, 2017
by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

JEFF KILLION, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

JOSH MCDONNELL, SECRETARY
City of Tulare Planning Commission

Attention Employers

Help Us strengthen the relationship
between business and education in Tulare!

- Be a guest speaker at local schools
- Become a job shadow host
- Give students the opportunity to intern at your local business
- Participate in Career Fair informational booths



Tulare Business & Education Council

Are you willing to go beyond your business by going into your community helping children, adolescents and young adults get a head start on their career path by displaying your business in front of them by either being a guest speaker in their classrooms, being a job shadow host or offering them an internship, paid or unpaid?

If your answer is YES, we invite you to visit www.tularechamber.org and sign-up to be a resource for schools. The Chamber is developing a database of employers who are interested in connecting with local education entities to help prepare the future workforce. Through the Chamber, educators will be able to access the information and call upon local employers to partner with schools.



The development of this resource database is a student intern project under the direction of the Tulare Chamber of Commerce. Sign- up Today! www.tularechamber.org or Call us at 686-1847.



220 East Tulare Avenue
 Post Office Box 1435
 Tulare, CA 93275-1435
 Office: 559-686-1547



Tulare Business & Education Council

Thank you for your interest in strengthening the relationship between business and education in Tulare. By completing this form you are stating that you are willing to go beyond your business by going into your community helping children, adolescents and young adults get a head start on their career path by displaying your business in front of them by either being a guest speaker in their classrooms, being a job shadow host or offering them an internship, paid or unpaid.

Company Name: _____

First Name: _____ Last Name: _____

Phone: _____ Cell (optional): _____

Fax: _____ Email: _____

Address: _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Business Type: _____

Types of Careers in your Company: _____

Below, Check All That Apply

Areas of Interest:

- Guest Speaker
- Job Shadow Host
- Internship (paid/unpaid)
- Educational Information Booth

Employment Partner with:

- Elementary School
- Middle School
- High School
- College

High School Level Specific:

- Pathway Programs
 - Academy of Engineering
 - Pre-Med Academy
 - Arts Media and Entertainment

After completing this form please provide it to the Tulare Chamber of Commerce.

Fax Number: 559-686-4915

Email Address: education@tularechamber.org