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Mayor Pro Tem
Diana Guerra Silva

City Council Members
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Incorporated January 20, 1948

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CITY OF ORANGE COVE REPORT TO THE CITY COUNCIL

To: Orange Cove City Council
From: Ray Hoak, Building & Planning Department
Date: October 28, 2020
Applicant: Kevin Howard & Eric Waddell
Owner: Kevin Howard & Eric Waddell
Subject: Howard Annexation (Reorganization) Project
1. Negative Declaration
2. General Plan Amendment (GPA 2020-12), Zoning Amendment (ZA 2020-13)
3. Tentative Subdivision Tract Map No. 6289
4. Annexation

RECOMMENDATION

Following a public hearing take action on the following items:

1. Resolution No. CC 2020-37 for consideration to adopt a Negative Declaration on the Howard Annexation Project.
2. Resolution No. CC 2020-38 for consideration to approve General Plan Amendment (GPA 2020-10) to redesignate the property from 'Medium Density Residential to High Density Residential', and

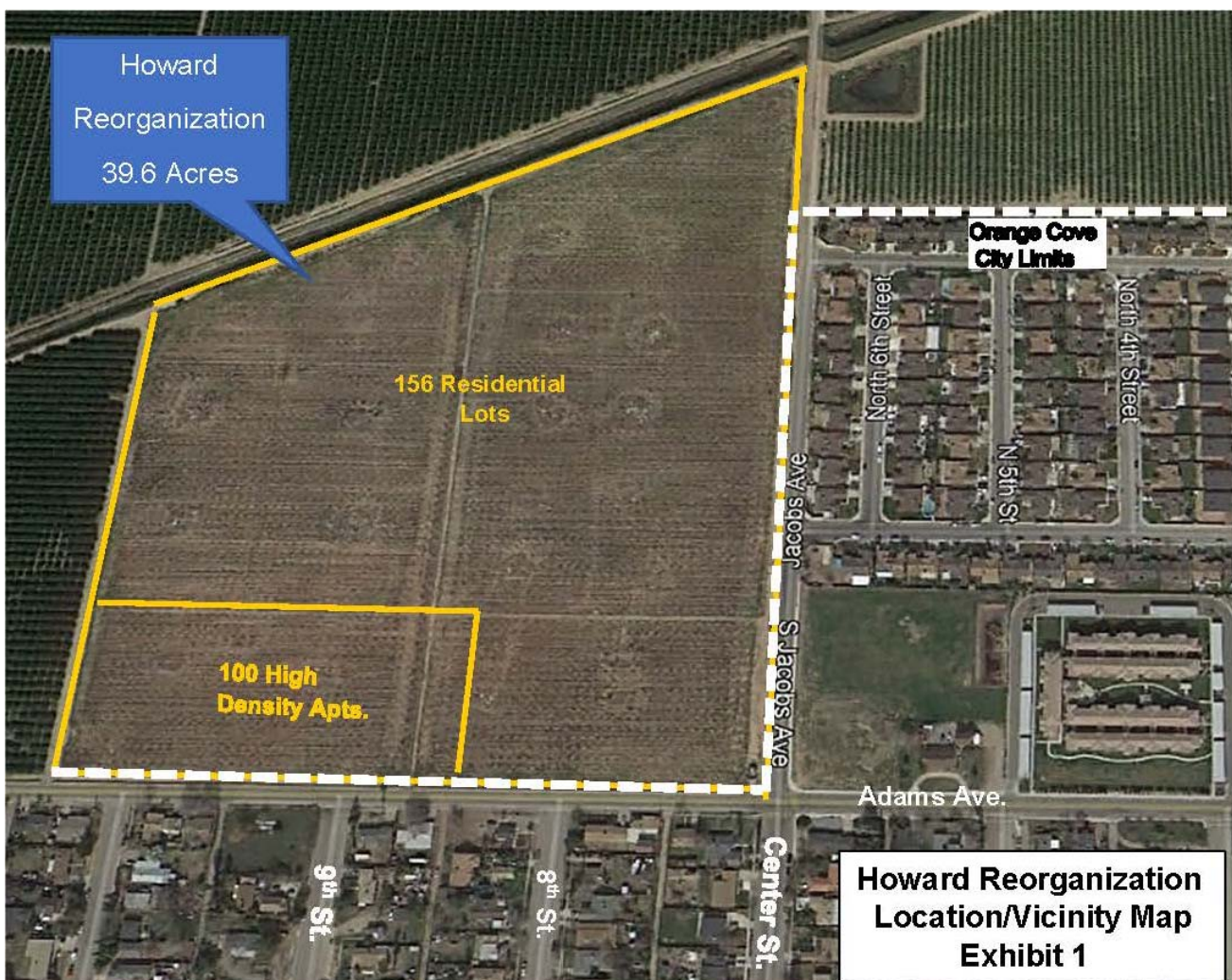
Zoning Amendment (ZA 2020-11) for consideration to approve to Pre-Zone the property from 'Fresno County AL-20 District' to Orange Cove's 'R-1-6 Single Family District' and to 'R-3 Multi-Family Residential District'.
3. Resolution No. CC 2020-39 for consideration to approve Tentative Tract Map 6288, subject to conditions, that will create 156 single family residential lots and one (1) high density multi-family residential parcel for 100 apartment units.
4. Resolution No. CC 2020-40 for consideration of approval to initiate the annexation process of the Howard property into the City and detachment of the property from Fresno County, the Orange Cove Irrigation District and the Orange Cove Police Protection District.

BACKGROUND

The applicant is seeking approval of four planning applications. They include, (1) annexation of 39.6 acres into the City of Orange Cove, (2) General Plan and Pre-Zone Amendment, (3) Tentative Tract Map, (4) Initial Environmental Study and Negative Declaration. The applicant wishes to annex the property into the City and develop the property into 156 single family residential lots in two phases and one (1) high density lot (phase three) for 100 high density apartment units.

The property contains approximately 39.6 acres and is located at the northwest corner of Jacobs and Adams Avenue. The east and south sides of the property are adjacent to the City limits. The east and south sides of the property are adjacent to single family homes

The Department of Housing and Community (HCD) recently approved Orange Cove's Housing Element, subject to the City's commitment to rezoning 10 acres of additional land designated as R-3 High Density Residential District. Implementation of the Howard Annexation development will provide the City with 5 plus acres of new land dedicated to high density zoning.



A detailed discussion of the resolutions for each planning application is as follows.

DISCUSSION

(1) Initial Environmental Study & Negative Declaration - Resolution No. CC 2020-37

For the Howard 'Project', staff has filed a Negative Declaration on the project, which includes the applications for an annexation, general plan and pre-zone amendments and tentative tract map. The four (4) planning requests are considered a 'project' under the Guidelines of the California Environmental Quality Act (CEQA) and accordingly the City has prepared an Initial Environmental Study and Negative Declaration on the 'project' consistent with CEQA Guidelines. The Initial Environmental Study determined that the proposed project will not have a significant impact on the environment and the City has determined that a Negative Declaration is the appropriate environmental document to be prepared on the project. The negative declaration is a finding that the project will have no significant impacts on the environment. The Notice of Intent to adopt a Negative Declaration was filed with the Fresno County Clerk on July 13, 2020. The Notice was mailed to 15 government agencies and other interested parties inviting the agencies to review and/or comment on the Negative Declaration and Initial Study prepared for the Howard project. The Notice of Public Hearing for the project was mailed to property owners within 300 feet of the property and the Notice was published in the Reedley Mid-Valley Times as well as posted on the City website.

Shown below are the comments received from state and local agencies. The Commission should consider the comments and the City's response to those comments.

1) - Valley Air District Comment: Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling).

1a) - Valley Air District Comment: There are multiple sensitive receptors in the area, such as, Single family residential 300 feet east of the Project, Senior Apartments 800 feet east the Project, Elementary school 2100 feet southeast of the Project and Single Family Residential at 200 feet south of Project location. The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources.

1a) i - Valley Air District Comment: The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air

pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and refined Health Risk Assessment should be performed.

The District recommends a refined HRA of future development projects that result in a prioritization score of 10 or greater.

1a) ii - Valley Air District Comment: The District recommends a refined HRA for future development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that the future development project applicants contact the District to review the proposed modeling protocol. A future development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that future development projects that result in a significant health risk not be approved.

1b) - Valley Air District Comment: An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant. If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Response: The Consultant conducted an air quality analysis using the CalEEMod.Version Program. The air quality analysis confirmed that during the construction and operation phases of the project it did not meet the San Joaquin Valley Air District's emission thresholds for various criteria pollutants and therefore the project will not have a significant impact on the air quality environment.

The Air District requested A Health Risk Screening/Assessment to identify potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, worksites, and residences. The air quality analysis indicated that the types of volumes of emissions generated by the Howard project would not have an adverse impact on surrounding sensitive receptors because it did not meet certain thresholds. Additionally, as the project includes only 258 units, it qualifies for the AAQA small project exclusion.

In the case of the Howard project the only sensitive receptors adjacent to the project are residents who live in single and multi-family dwellings both to the south and the east. Agriculture dominates the land north and west of the subject site, which is not considered to be a sensitive receptor.

Most of the emissions that could have an adverse impact on the health of nearby residents will stem from the operation of motor vehicles. The amount of emissions (pollutants) generated by this project over time (buildout of the project will occur over ten

years) will depend on the number of trips entering and exiting the project site as well as the types of vehicles and the speed that the vehicles will be driving.

The Consultant has concluded that 1) operating speeds will be slow because the local environment is dominated by residential uses that contain many school-aged children; 2) almost all the vehicles traveling to and from the project site have had smog inspections thereby proving that they are complying with Air District operating regulations; 3) the physical distance between the project site and surrounding residents is buffered by two wide streets – Jacobs and Adams, reducing the potential for certain emissions to reach surrounding residents; and 4) some persons in the Howard project will utilize different methods of travel – walking, biking and public transportation, again reducing the amount of harmful air emissions generated by the long-term operation of the project.

In conclusion, because of the above findings and conditions in the San Joaquin Valley that clearly dominate the air quality in the Valley such as climate-change; topography; air inversions; wild fires; agricultural spraying, discing, pruning, harvesting, land leveling; trucking, etc.; and emissions flowing from the north end of the Valley towards the south, the purpose of requiring a Health Risk Screening/Assessment for this project is unnecessary and unreasonable.

There are situations where such an Assessment would be warranted. Examples would include a land use decision where an agricultural chemical company, fossil fuel refinery, dump site or some type of manufacturing operation that was generating significant volumes of toxic air emissions was being proposed adjacent to residential development, a school or a hospital. This project does not fall into any of these categories. For this reason, the Consultant has concluded that the air quality analysis provides sufficient information to show that the long-term operation of the project will not have an adverse impact on the health or well-being of residents who live nearby.

2) - Valley Air District Comment: The District encourages the following air quality improvement measures to further reduce project related emissions from construction and operation. Such as, (a) Improve Walkability Design, (b) Improve Destination Accessibility, (c) Increase Transit Accessibility and (d) Voluntary Emission Reduction.

Response: Staff believes the Howard development design incorporates accessibility measures to help mitigate air emissions from construction and operation. The Howard project includes 100 apartment units of high-density housing and 164 single family dwellings. The compact nature of the high-density apartments reduces traffic and air pollution by encouraging residents to use their cars less and creating pedestrian-friendly environments. The Orange Cove Bus Shelter is located approximately ½ mile from the project. The location of the project increases the potential for pedestrians to walk to the bus stop and therefore reduces the (vehicle miles traveled) VMT. Daily transit service provided by the Fresno County Rural Transit Agency provides round trip destinations to Reedley, Parlier, Sanger and Fresno.

DISCUSSION

(2) Resolution No. CC 2020-38

General Plan Amendment (GPA 2020-10) & Zoning Amendment (ZA 2020-11)

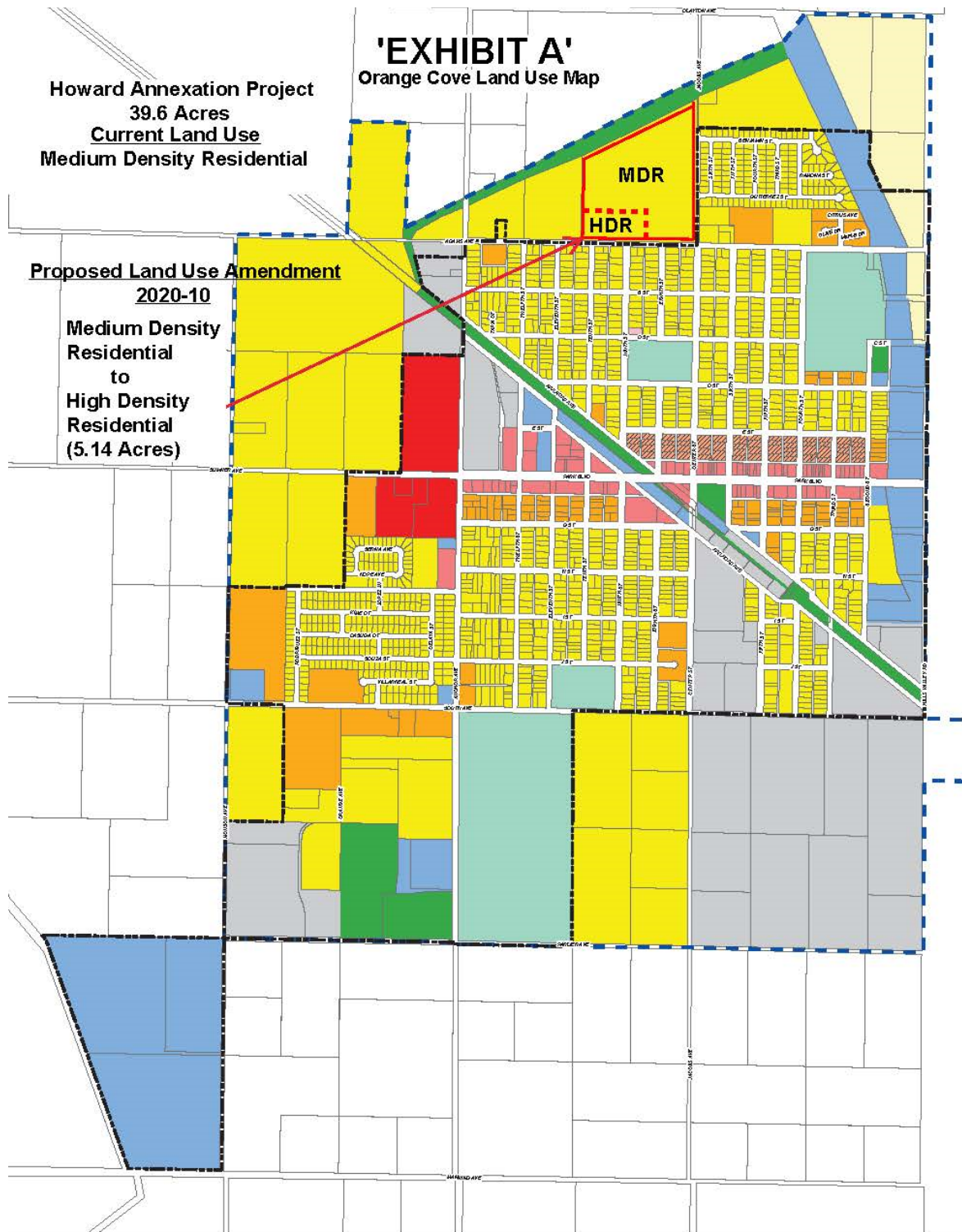
The Howard property is approximately 39.6 acres and its current land use designation is Medium Density Residential. The owners have requested a General Plan Amendment to redesignate approximately 5.14 acres of the property from Medium Density Residential to High Density Residential.

The current zoning designation for the property is Fresno County AL-20. The applicant has requested a Zoning Amendment application to Pre-Zone the property from Fresno County AL-20 district to Orange Cove's 'R-1-6, Single Family Residential District' and 'R-3, High Density Multi-Family Residential' districts.

In accordance with the policies of the Fresno County Local Agency Formation Commission (LAFCo), the City of Orange Cove is required to Pre-Zone the property that is requested for the annexation.

Orange Cove's inventory of high-density residential zoning is very low. The Department of Housing and Community Development has requested that the City's recently approved Housing Element commit to annexing at least 10 acres of land designated R-3, High Density Residential. The Macias Project will provide approximately 5 acres of new land designated R-3. The General Plan and Zoning amendments are consistent with the Housing Element conditions.

See General Plan and Zoning Amendment details in Exhibits A & B below.



City of Orange Cove - Land Use



- | | | | | | | |
|---------------------|----------------------------|--------------------------|--------------------|-------------------|------------|-----------|
| City Limits | Low Density Residential | High Density Residential | Central Commercial | Industrial | Schools | Mixed Use |
| Sphere of Influence | Medium Density Residential | Neighborhood Commercial | General Commercial | Public Facilities | Open Space | |

'EXHIBIT B'

Orange Cove Zoning Map

Howard Annexation Project

39.6 Acres

Proposed Zoning Amendment

2020-11

Fresno County AE- 20

to

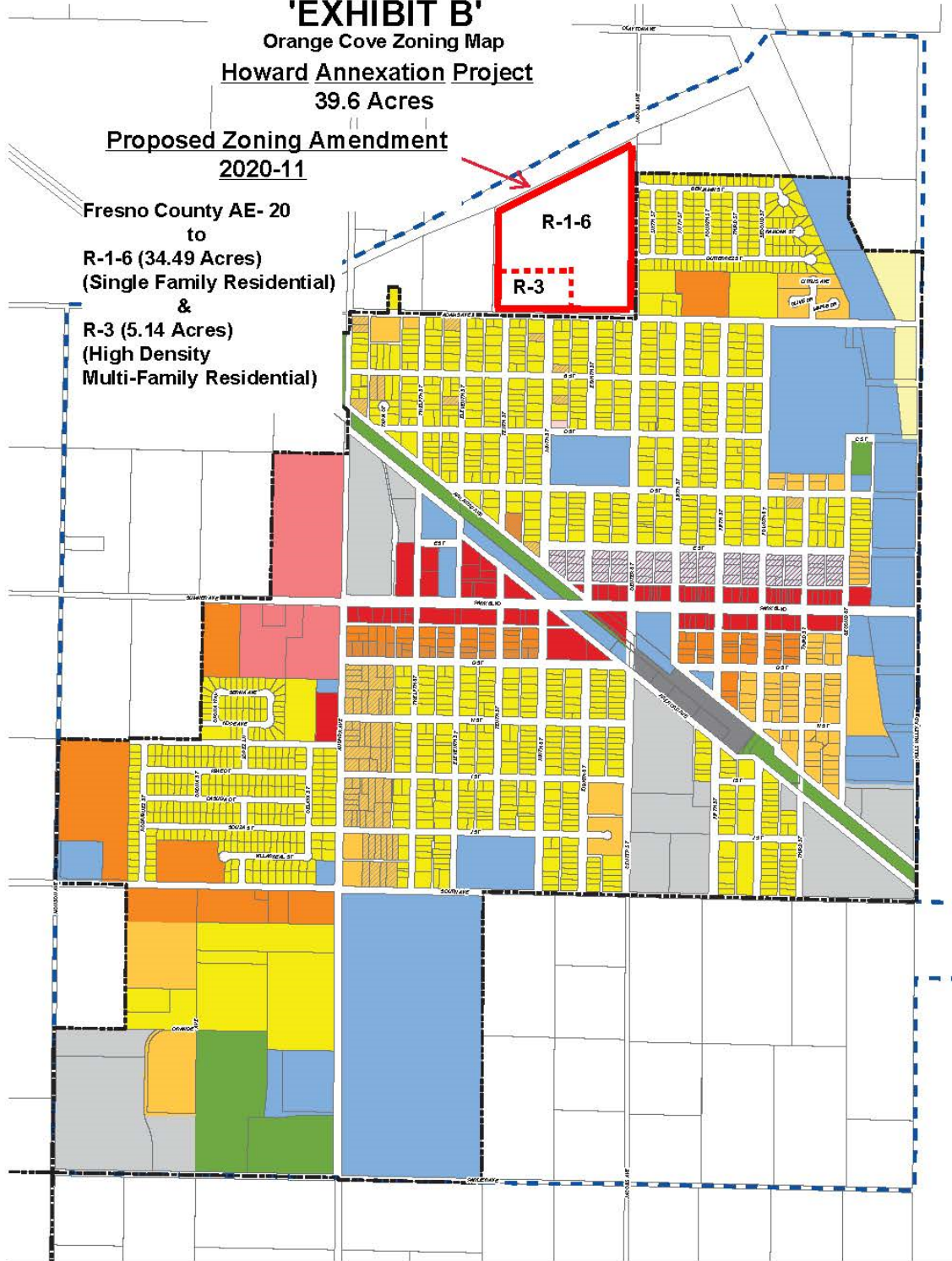
R-1-6 (34.49 Acres)

(Single Family Residential)

&

R-3 (5.14 Acres)

(High Density Multi-Family Residential)



City of Orange Cove - Zoning



- | | | | |
|----------------------------------|-----------------------------------|--|--|
| City Limits | C-3 Central Business and Shopping | O Open Space | R-2 Med. High Density Residential 3,000 sq. ft. min. |
| Sphere of Influence | M-1 Light Manufacturing | PF Public Facilities | R-2A Med. High Density Res. One Story 3,000 sq. ft. min. |
| C-1 Neighborhood Shopping Center | M-2 Heavy Manufacturing | R-1-12 Single Family Residential 12,000 sq. ft. min. | R-3 High Density Multi-Family Residential 1,500 sq. ft. min. |
| C-2 Community Shopping Center | M-U Mixed Use | R-1-6 Single Family Residential 6,000 sq. ft. min. | R-3A High Density Multi-Family Res. One Story 1,500 sq. ft. min. |

DISCUSSION

(3) Tentative Tract Map No. 6289 - Resolution No. CC 2020-39

The proposed tentative tract map for 164 single-family residential lots and one (1) large lot for 100 high density apartment units is consistent with Orange Cove's Subdivision Ordinance. There are four outside single-family corner lots that range in size from 10,500 to 17,400 square feet. The interior lots range in size from 6,000 to 10,100 square feet. The majority of the lots average approximately 6,150 square feet. One 5.14-acre lot at the southwest corner of the development is designated for 100 high density apartment units. The high-density lot is bordered by two collector streets and provides direct access for emergency police and fire services. The interior streets for the single-family homes are accessed from Jacobs and Adams Ave.

The City's surface water treatment plant (SWTP) will provide water to the subdivision. The City has ample water supply and water capacity to accommodate the water needs of the subdivision.

Orange Cove contracts with the Bureau of Reclamation and the Lower Tule Irrigation District for the city's water supply. The contracts include 1400-acre feet and 1,000-acre feet respectively. The total contracted annual allotments equal approximately 782,000,000 gallons.

The water treatment plant has the capacity to treat up to 3,000,000 gallons per day with a 2,000,000-gallon storage tank. By assuming 50 percent rate of capacity, the SWTP is capable of producing approximately 547,500,000 gallons of treated water annually. From July 1, 2019 to June 30, 2020 Orange Cove residents, industrial and commercial businesses consumed approximately 312,652,000 gallons of treated water. The average water demand per residential account is approximately 473 gallons per day. The estimated water demand for the Howard development which includes 156 homes and 100 apartment units is approximately 44,197,120 gallons per year.

The Orange Cove Waste Water Treatment plant has ample capacity to handle the additional wastewater that will be generated by the Macias project. The wastewater will be typical residential wastewater. Presently, the wastewater treatment plant is operating at less than 50 percent of plant capacity. The plant has a treatment capacity of 2.0 million gallon per day; the plant is currently treating 0.8 million gallons per day.

The estimated amount of wastewater that will be generated from the project area upon build out will be approximately 68,000 gallons per day, which is less than 8.5 percent of the current flow into the sewer treatment plant.

Storm water runoff will be detained on-site or channeled from the subdivision by means of the subdivision's storm water drainage system (e.g. gutters, drop inlets and storm drainage pipes) to a storm drainage basin located at northwest corner of South and Monson Streets. A grading and drainage plan that will be submitted by developer and approved by the city engineer will determine how and where the storm water will flow and/or be stored.

Conditions of approval have been incorporated into the resolution recommending approval of Tentative Tract Map No. 6289.

THAT SECTION OF LOTS 3, 11, AND 12 OF ORANGE SOLE TRACT NO. 1, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9, PAGE 31 OF RECORD 00 OF SHARPS, FRESNO COUNTY RECORDS, IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASIN AND NEUTRAL, LYING SOUTH AND EAST OF THE TRACT OF LAND INCORPORATED AS PARCEL 1 IN THE PORT OF THE UNITED STATES OF AMERICA, RECORDED FEBRUARY 27, 1948, IN BOOK 282, PAGE 73 OF OFFICIAL RECORDS.

PAUL M. VITELL
The University of Mississippi

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|------------------|--------------|
| EXISTING ZONING: | AE-20 / UG M |
| PROPOSED ZONING: | R-1.5 D-3 |

PROPOSED USE: MEDIUM DENSITY

FLOOD ZONE: A and X

TELEPHONE: 200 111 1111
AT&T

CONCISE:
REFUSE:
PENNA'S DISP

| | | |
|----------|---------|----------|
| PHASE 1: | 04 LOTS | 42.17 AC |
| PHASE 2: | 82 LOTS | 15.13 AC |

TOTAL (39.62 GRD) 932

| | |
|-------|-----------|
| LOT 6 | 0.1065 F. |
| LOT 5 | 5.5465 F. |

| | |
|-------|-----------|
| TOTAL | 28,439 SF |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

VICINITY MAP

1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 26



RTI



4CREF

Figure 1 is a cross-sectional diagram of a GFRP sheet. It shows a central core with a thickness of 1/4 inch, flanked by two outer layers, each 1/8 inch thick. The total thickness of the sheet is 1/2 inch. The diagram is labeled 'TYPICAL GFRP SHEET CROSS SECTION' and includes dimensions in inches.

NOT
A PART

NOT A PART

R-3
DESIGNATED REMAINDER
5.14 ACRES
PHASE 3

PHASE
10.48 AC
UNITS

15.01 A/c
34 UNITS

ADAMS, AYLENUR

JACOBS AVENUE.

4CREEK

200 N. BENTLEY BLVD., STE.
#100 BOCA RATON
FL 33433, 754-997-9797
TEL: 754-997-9797
FAX: 754-997-9797

VICINITY MAP

DISCUSSION

(4) Initiate Annexation - Resolution No. CC 2020-40

The owners wish to annex 39.6 acres into the City of Orange Cove. The subject property is adjacent to the city limits on two sides. Residential and commercial developments are adjacent to those sides. The subject territory can be readily served by the City's sewer, water and storm drainage infrastructure, including police, fire and solid waste collection services.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 establishes procedures for local government annexations to a city.

The Macias annexation is a change of reorganization and requires the approval of the resolution by the City Council to initiate the annexation with the Fresno County Local Agency Formation Commission (LAFCo).

REASON FOR RECOMMENDATION

The Howard annexation will provide the city with an additional 5 acres of new land designated as R-3 High Density Residential as required by the Housing Element. Without Housing Element compliance, the city may not qualify for grants that are beneficial to the city.

FISCAL IMPACT

The project will require additional police services, but property owners will pay property taxes and there will be an increase of sales taxes. Total build-out of the development will provide the City with approximately \$3,499,488 of impact fee revenue, approximately \$460,600 building permit revenue and approximately \$75,000 grading & engineering inspection fees. Total impact fee and general fund revenue from the project is approximately \$4,035,088.

ALTERNATIVES

The City Council may request additional information from staff or the applicant, approve additional conditions or may reject the planning requests

ACTIONS FOLLOWING APPROVAL

Staff will file the signed Negative Declaration (notice of determination) with the Fresno County Clerk. A Notice of Intent will be submitted to the Fresno County Development Services Department for a determination of consistency of the proposed annexation with the Standards of Annexations contained in the Memorandum of Understanding between the City and County of Fresno. After affirmative determination, staff will file the annexation applications with LAFCo.

CONFLICT OF INTEREST

None.

RESOLUTION No. CC 2020-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE COVE APPROVING NEGATIVE DECLARATION FOR THE HOWARD PROJECT, WHICH INCLUDES ANNEXATION OF 39.6 ACRES, AMENDMENTS TO THE GENERAL PLAN AND ZONING ORDINANCE AND APPROVAL OF A TENTATIVE SUBDIVISION TRACT MAP 6288 FOR 156 RESIDENTIAL LOTS AND ONE LOT FOR 100 HIGH DENSITY APARTMENT UNITS.

WHEREAS, the City of Orange Cove City Council did consider the negative declaration prepared for the Howard Project, which includes applications for an annexation of 39.6 acres; amendments to the General Plan and Zoning Ordinance and a Tentative Subdivision Tract Map No. 6288 for 156 single family residential lots and one lot for 100 high density apartment units located at the northwest corner of Adams and Jacobs Ave. in Orange Cove, APN 375-030-17; and

WHEREAS, the City of Orange Cove City Council did conduct a duly noticed public hearing accepting written and oral testimony both for and against the Howard Project on October 28, 2020: and

WHEREAS, the planning requests listed above are considered a 'project' under the Guidelines of the California Environmental Quality Act (CEQA) and accordingly the City has prepared a Negative Declaration/Initial Environmental Study on the 'project' consistent with CEQA Guidelines; and

WHEREAS, the Initial Environmental Study determined that the proposed project will not have a significant impact on the environment and the City has determined that a Negative Declaration is the appropriate environmental document to be prepared on the 'project'; and

WHEREAS, a Notice of Intent to adopt the Negative declaration was filed with the Fresno County Clerk's office on July 13, 2020, inviting the public to review and/or comment on the Negative Declaration and Initial Study prepared for the Howard Project; and

WHEREAS, the Notice was also mailed to 16 government agencies and other interested parties for review and comment; and

WHEREAS, the Planning Department has prepared a staff report on the planning applications that make up the "project" under the CEQA Guidelines, and

WHEREAS, the City of Orange Cove Planning Commission did conduct a duly noticed public hearing accepting written and oral testimony both for and against the Howard Project: and

WHEREAS, the Planning Commission held a public hearing on the planning applications associated with Howard Project and accepted testimony both for and against; and

WHEREAS, the Initial Environmental Study/Negative Declaration prepared for the Howard Annexation project has been reviewed by the City of Orange Cove Planning Commission prior to their consideration of the Howard Annexation project and that the Planning Commission recommends to the City of Orange Cove City Council that the Negative Declaration (Exhibit A) be approved for the Howard Project.

WHEREAS, the City Council held a public hearing on the planning applications associated with Howard Project and accepted testimony both for and against; and

NOW, THEREFORE BE IT RESOLVED that the Orange Cove City Council, after considering all the evidence presented determined the following finding was relevant in evaluating the Initial Environmental Study/Negative Declaration prepared for the Howard Project; and

1. The City has prepared an Initial Environmental Study/Negative Declaration consistent with the requirements of CEQA. The IES determined the project would not have a significant impact on the environment including impacts on matters such as air quality, water consumption, loss of agricultural land, and city services/infrastructure. Accordingly, a Negative Declaration has been prepared for the Howard Project.

BE IT FURTHER RESOLVED, that the Initial Environmental Study/Negative Declaration prepared for the Howard Annexation project has been reviewed by the Orange Cove City Council prior to their consideration of the Howard Annexation project and that the Orange Cove City Council approves the Negative Declaration (Exhibit A) for the Howard Project.

PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Orange Cove duly called and held on the 28th day of October, 2020, by the following vote:

AYES: Commission Member(s)
NOES: Commission Member(s)
ABSTAIN: Commission Member(s)
ABSENT: Commission Member(s)

ATTEST: _____
June Bracamontes, Secretary

Mayor:
Victor P. Lopez

Mayor Pro Tem
Diana Guerra Silva

City Council Members
Roy Rodriguez
Josie Cervantes
Esperanza Rodriguez



Incorporated January 20, 1948

Rudy Hernandez
Interim City Manager:
(559) 626-4488 ext. 216

Rudy Hernandez:
Financial Consultant
(559) 626-4488 ext. 216

City Clerk:
June V. Bracamontes
(559) 626-4488 ext. 214

CITY OF ORANGE COVE
EXHIBIT 'A'
NEGATIVE DECLARATION

Project Title: Howard Project

Lead Agency Name and Address: City of Orange Cove
633 Sixth St.
Orange Cove, California

Contact Name and Phone Number: Greg Collins, Contract City Planner
Collins & Schoettler, Planning Consultants (559) 734-8737

Owner: Kevin Howard & Eric Waddell
20295 Ave. 332 3825 E. Howard Ave.
Visalia, CA 93292 Visalia, CA 93292

Applicant: Kevin Howard & Eric Waddell
20295 Ave. 332 3825 E. Howard Ave.
Visalia, CA 93292 Visalia, CA 93292

Surveyor: 4CREEKS
324 S. Santa Fe Street
Visalia, CA 93292

Location:

The subject property is located at the northwest corner of Adams and Jacobs Ave. in Orange Cove. The APN for the subject property is 375-030-017.

Request:

The applicant has applied for a number of planning applications that pertain to APN 375-030-017, containing approximately 39.63 acres. Said applications are as follows:

1. Initiation of annexation of the subject territory containing 39.63 acres.
2. A general plan amendment re-designating 5.14 acres of the subject territory from "medium" to "high" density residential,
3. Pre-zone the subject territory from Fresno County's AE-20 district to Orange Cove's R-1-6 (single-family residential, one unit per 6,000 square feet), and to R-3 (multi-family residential, one unit per 1,500 square feet).
4. A tentative subdivision map that will create 156 single family residential lots on 34.49 acres of land, lots averaging 6,500 square feet, and a 5.14-acre parcel that will be dedicated for multi-family development.

Staff has determined that the subject property is within the planning area of the Orange Cove General Plan and is within Orange Cove's Sphere of Influence (SOI). Because the site is within Orange Cove's SOI it is appropriate for annexation so long as the subject territory can be served with city services and infrastructure.

Zone:

The subject property is zoned AE-20 (agriculture, 20-acre minimum) by the County of Fresno. The applicant wishes to pre-zone the subject territory to the City's R-1-6 and R-3 districts.

General Plan:

The Orange Cove General Plan designates the property as "medium density" residential. The applicant wishes to redesignate the subject property from the medium density residential designation to the high density residential.

Site:

The subject property is currently vacant. The parcel has been farmed in the past but it is currently fallow.

FINDINGS OF NO SIGNIFICANCE:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
2. The project does not have the potential to achieve short-term economic gain, to the disadvantage of long-term environmental goals.
3. The project does not have the potential to have impacts that are individually limited but cumulatively considerable.
4. The project will not cause substantial adverse effects on people, either directly or indirectly.

DETERMINATION:

On the basis of an initial environmental assessment and the findings mentioned above, the City of Orange Cove determines that the project will not have a significant impact on the environment.

City of Orange Cove
Interim City Manager – Rudy Hernandez

Date Adopted

RESOLUTION NO. CC 2020-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE COVE APPROVING GENERAL PLAN AMENDMENT 2020-10 AND ZONING ORDINANCE AMENDMENT 2020-11 ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF JACOBS AND ADAMS AVENUE IN ORANGE COVE, HOWARD PROJECT

WHEREAS, the Orange Cove City Council did conduct a duly noticed public hearing on General Plan Amendment 2020-10 and Zoning Ordinance Amendment 2020-11, accepting written and oral testimony both for and against, on 39.6 acres located at the northwest corner of Jacobs Avenue and Adams Avenue in Orange Cove, and

WHEREAS, the applicant, Kevin Howard and Eric Waddell of 3825 E. Howard Avenue, Visalia, have requested a general plan amendment to redesignate approximately 5.14 acres of the subject property from “medium” to “high” density residential, and a zoning ordinance amendment to pre-zone the subject property from Fresno County’s AE-20 district to Orange Cove’s R-1-6 (single-family residential, one unit per 6,000 square feet) and R-3 (multi-family residential, one unit per 1,500 square feet) districts, and

WHEREAS, the subject property is contained in APN 375-030-017 (39.6 acres), and

WHEREAS, the subject property is currently vacant; the parcel has been farmed in the past but it is currently fallow, and

WHEREAS, the subject property is surrounded on two sides by land that has been developed with residential uses and are located inside the city limits of Orange Cove, and

WHEREAS, the applicant wishes to develop the subject property consistent with the proposed general plan and zoning ordinance amendments, and the tentative subdivision tract map that will create 100 multi-family residential units on approximately 5.14 acres of land and 156 single-family residential lots that will be developed in two phases on approximately 34.49 acres of land; and

WHEREAS, the Planning Commission held a public hearing on the proposed general plan and zoning ordinance amendments, reviewed the staff report and Negative Declaration, and accepted public testimony both for and against; and

WHEREAS, the Orange Cove Planning Commission recommended approval of General Plan Amendment 2020-10 and Zoning Amendment 2020-11 to the Orange Cove City Council, and

WHEREAS, property owners within 300 feet of the subject territory were notified of the meeting and a public hearing notice twenty (20) days prior to the Orange Cove City Council’s meeting of October 28, 2020 at 6:30 pm, and

NOW, THEREFORE, BE IT RESOLVED that the Orange Cove City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating the proposed amendments:

1. The subject territory is inside Orange Cove's sphere of influence (SOI).
2. A Negative Declaration has been prepared on said amendments indicating that any impacts associated with this "project" have been appropriately analyzed in the Final EIRs prepared on the Orange Cove General Plan. Further, a "Statement of Overriding Consideration" was filed with the certified Final EIR prepared on the General Plan.
3. The proposed amendments are consistent with the recently adopted Orange Cove Housing Element, which contains policies promoting high density residential development and affordable single-family dwelling.
4. The project will not have an adverse impact on the public's health, safety or welfare.

BE IT FURTHER RESOLVED that the Orange Cove City Council hereby approves General Plan Amendment 2020-10, redesignating approximately 5.14 acres of the subject property from "medium" to "high" density residential, and Zoning Ordinance Amendment 2020-11, to pre-zone the subject property from Fresno County's AE-20 district to Orange Cove's R-1-6 (single-family residential, one unit per 6,000 square feet) and R-3 (multi-family residential, one unit per 1,500 square feet) districts, as shown on Exhibit A (general plan amendment map) and Exhibit B (zoning ordinance amendment map).

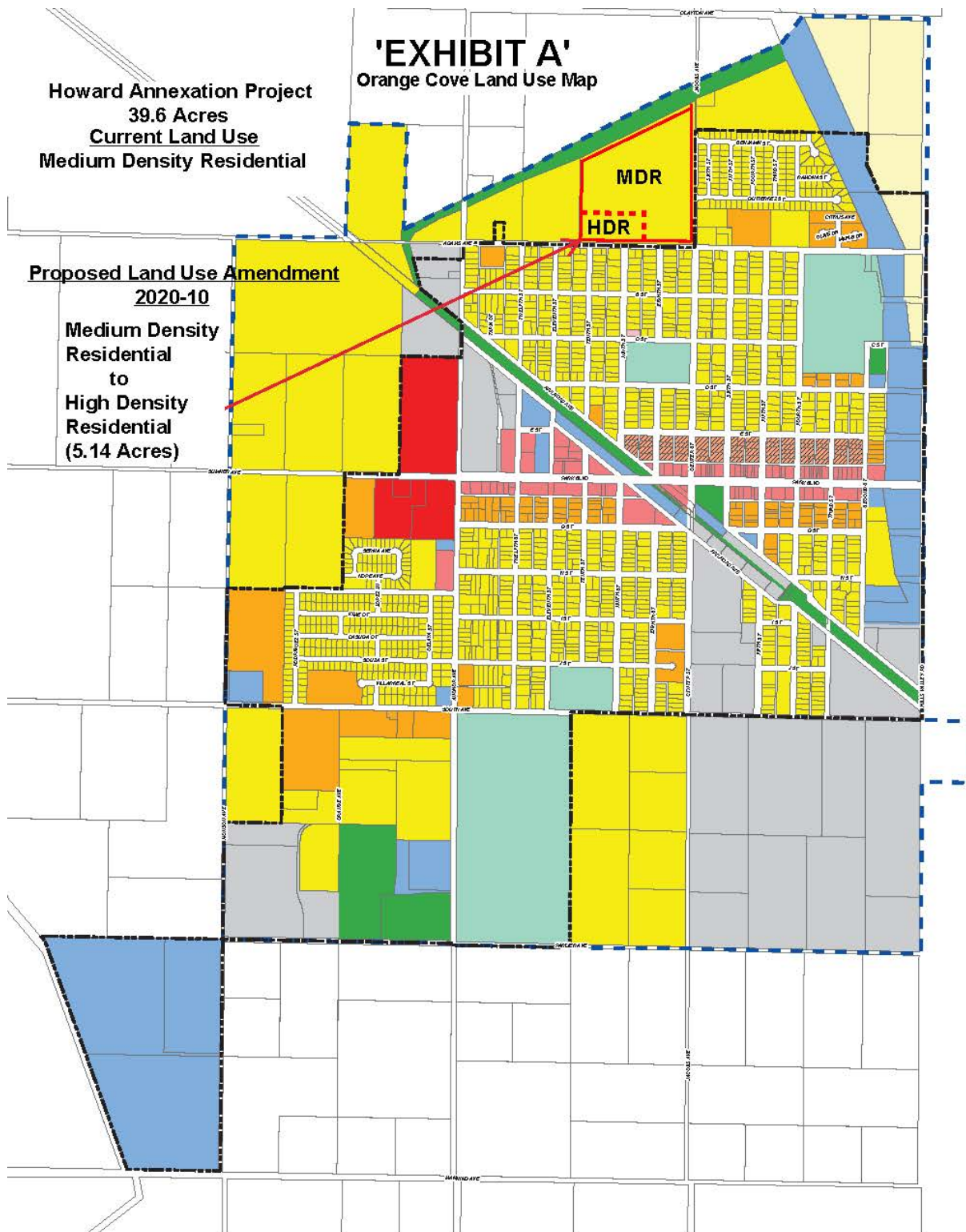
I, hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Orange Cove City Council held on the 28th day of October, 2020, by the following vote:

| | |
|----------|----------------|
| Ayes: | Commissioners: |
| Noes: | Commissioners: |
| Absent: | Commissioners: |
| Abstain: | Commissioners: |

The foregoing resolution is hereby approved.

ATTEST:

June Bracamontes, Secretary



City of Orange Cove - Land Use



Yamabe & Horn
Engineering, Inc.
Updated: 09/08/2015



'EXHIBIT B'

Orange Cove Zoning Map

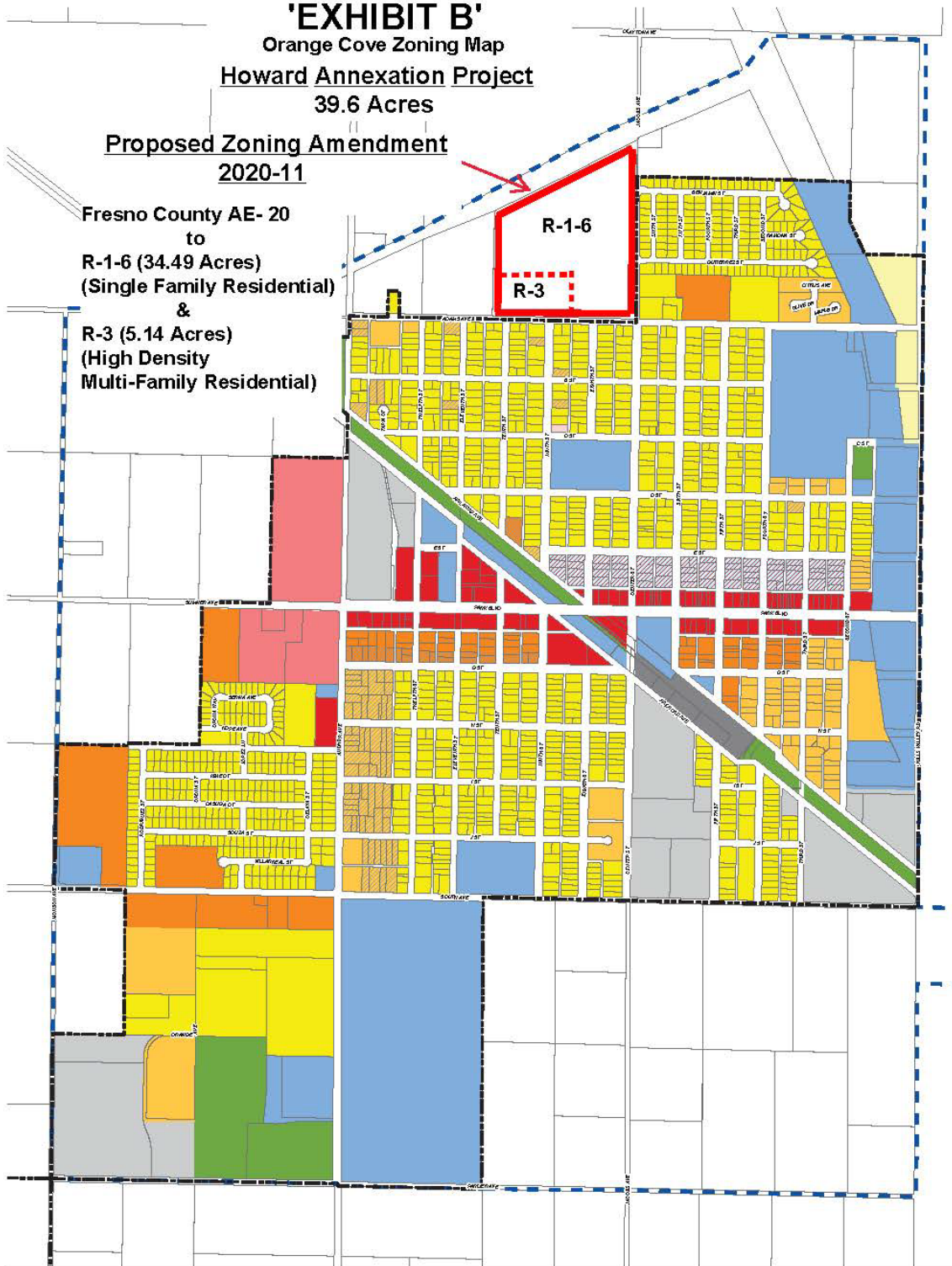
Howard Annexation Project

39.6 Acres

Proposed Zoning Amendment

2020-11

Fresno County AE- 20
to
R-1-6 (34.49 Acres)
(Single Family Residential)
&
R-3 (5.14 Acres)
(High Density
Multi-Family Residential)



City of Orange Cove - Zoning



Yamashita & Horn
Engineering, Inc.
Updated: 09/08/2015

- | | | | |
|----------------------------------|-----------------------------------|--|--|
| City Limits | C-3 Central Business and Shopping | O Open Space | R-2 Med. High Density Residential 3,000 sq. ft. min. |
| Sphere of Influence | M-1 Light Manufacturing | PF Public Facilities | R-2A Med. High Density Res. One Story 3,000 sq. ft. min. |
| C-1 Neighborhood Shopping Center | M-2 Heavy Manufacturing | R-1-12 Single Family Residential 12,000 sq. ft. min. | R-3 High Density Multi-Family Residential 1,500 sq. ft. min. |
| C-2 Community Shopping Center | M-U Mixed Use | R-1-6 Single Family Residential 6,000 sq. ft. min. | R-3A High Density Multi-Family Res. One Story 1,500 sq. ft. min. |

RESOLUTION NO. CC 2020-39

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE COVE
APPROVING THE HOWARD TENTATIVE SUBDIVISION TRACT MAP
NO. 6288, SUBJECT TO CONDITIONS, FOR PROPERTY LOCATED
AT THE NORTHWEST CORNER OF JACOBS AND ADAMS AVENUE IN ORANGE
COVE**

WHEREAS, the Orange Cove City Council did conduct a duly noticed public hearing for Tentative Subdivision Tract Map No. 6288, accepting written and oral testimony both for and against, on 39.6 acres located at the northwest corner of Jacobs and Adams Avenue in Orange Cove, and

WHEREAS, the applicant, Kevin Howard and Eric Waddell of 3825 E. Howard Avenue, Visalia, have requested a Tentative Subdivision Map No. 6288 on 39.6 acres that will create 156 Single-Family Residential lots that will be developed in two phases and a Single High-Density Multi-Family Residential parcel that could potentially provide for 100 Multi-Family Residential units, and

WHEREAS, the subject property is contained in APN 375-030-017, and

WHEREAS, the tentative map is consistent with the Orange Cove General Plan, which designates the subject property for Medium and High Density Residential, and

WHEREAS, the tentative map is consistent with the Orange Cove Zoning Ordinance, which classifies the property R-1-6 (Single-Family Residential, one unit per 6,000 square feet), R-3 (Multi-Family Residential, one unit per 1,500 square feet), and

WHEREAS, the subject property is currently vacant; the parcel has been farmed in the past but it is currently fallow, and

WHEREAS, the subject property is surrounded on two sides by land that has been developed with residential uses and are located inside the city limits of Orange Cove, and

WHEREAS, the applicant wishes to subdivide the subject property consistent with the Orange Cove General Plan and Zoning Ordinance, and

WHEREAS, the Planning Commission held a public hearing on the proposed Tentative Subdivision Map, reviewed the staff report and Negative Declaration, and accepted public testimony both for and against, and

WHEREAS, the Orange Cove Planning Commission recommends approval of the Howard Tentative Subdivision Tract Map 6288 with the stipulation that the High-Density Apartment parcel be relocated to the southwest corner of tentative subdivision tract map 6288 to the Orange Cove City Council, and

WHEREAS, property owners within 300 feet of the subject territory and were notified of the meeting and a public hearing notice twenty (20) days prior to the Orange

Cove City Council's meeting of October 28, 2020, and

WHEREAS, the Orange Cove City Council held a public hearing on the proposed Tentative Subdivision Map, reviewed the staff report and Negative Declaration, and accepted public testimony both for and against, and

WHEREAS, The Orange Cove City Council finds that the proposed (revised) tentative subdivision map, subject to conditions, hereto attached as Exhibit "A": is in accordance with and satisfies the requirements of the Subdivision Ordinance of the City of Orange Cove; and

WHEREAS, the Orange Cove City Council also finds that the conditions for Tentative Subdivision Tract Map No. 6288 will protect and preserve the public health, safety and welfare of the surrounding neighborhood and the community as a whole; and

WHEREAS, the Orange Cove City Council has determined that the project will not have an adverse impact on the environment and a negative declaration has been prepared consistent with the California Environmental Quality Act.

NOW THEREFORE, BE IT RESOLVED that the Orange Cove City Council makes the following findings:

1. The subject property is within the Orange Cove Sphere of Influence and therefore is appropriate for annexation into the city limits and subsequent subdivision into residential lots.
2. The subject property is designated Medium Density Residential and High Density Residential by the Orange Cove General Plan.
3. The subject property is zoned R-1-6 (Single-Family Residential, one unit per 6,000 square feet) and R-3 (Multi-Family Residential, one unit per 1,500 square feet) by the Orange Cove Zoning Ordinance.
4. The proposed tentative subdivision map will not have an adverse impact on the public health, safety or welfare.
5. A negative declaration has been prepared for the Howard project consistent with the California Environmental Quality Act.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Orange Cove City Council approves Tentative Subdivision Tract Map No. 6288 subject to the following Conditions of Approval hereto attached as Exhibit "A":

I, hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Orange Cove City Council held on the 28th day of October, 2020, by the following vote:

| | |
|----------|----------------|
| Ayes: | Commissioners: |
| Noes: | Commissioners: |
| Absent: | Commissioners: |
| Abstain: | Commissioners: |

The foregoing resolution is hereby approved.

ATTEST:

June Bracamontes, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL

Resolution No. CC 2020-39 Tentative Subdivision Tract Map No. 6288

Building and Planning

1. The subdivider is responsible for the purchase and installation of water meters in accordance with the City of Orange Cove standards and specifications.
- 2.. Applicant shall pay all applicable development impact fees at the rate in effect at the time of payment. Residential fees are collected on the date of final inspection. Commercial fees are collected at the issuance of Building Permits.
3. Subdivider shall install a water sampling station per city Standard Drawings at a location approved by the City Engineer.
4. No water service connection shall be made to the City of Orange Cove water system until a bacteriological report has been accepted by the City Engineer.
5. The subdivider, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Orange Cove Standard Drawings Requirements.
6. The subdivider shall comply with all requirements of the Orange Cove Irrigation District (OCID). Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by OCID prior to the release of any development permits or recording of the final tract map.
7. The subdivider shall indicate on construction drawings the depth, location and type of material of any existing Orange Cove Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
8. All existing on-site agricultural irrigation systems shall be identified. Their disposition shall be in accordance with the requirements of the City Engineer. The subdivider shall provide details of all existing irrigation systems to the City Engineer for specifications of abandonment or relocation. The subdivider shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned. The subdivider shall provide waivers from all users.
9. Landscaping and Lighting District. The owner shall request formation of a Landscaping and Lighting District in conformance with Section 22500, et seq of the Streets and Highway Code. The owner/developer shall notify all potential lot buyers before they purchase a lot that this tract is a part of a Landscaping and

Lighting District and the amount of the annual assessment. Said notification shall be in a manner approved by the City. The owner/developer shall supply all necessary assessment diagrams and other pertinent materials for the Landscaping and Lighting District. Subdivider shall consent to the formation of the District and to the first-year assessment.

10. Right to Farm. The owner/developer shall notify all potential lot buyers before they purchase a lot that this tract is adjacent to property that is zoned for agricultural use. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Said notice shall be in a manner approved by the City. California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.
11. Developer shall submit an Indirect Source Review (ISR) application to the San Joaquin Valley Air Pollution Control District. No construction related activities can occur prior to receiving an approved AIA from the District and, if applicable, paying the off-site fees. No building permits shall be issued without an approval letter from the district.

Engineering

Final Map

1. A Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying shall be submitted to the City Engineer for review and approval.
2. The Final Parcel Map shall be prepared, in the form prescribed by the Subdivision Map Act and City of Orange Cove Municipal Code.
3. The following information shall be submitted to the City Engineer for review and approval:
 - a. Two prints of the Final Map and one electronic copy in AutoCAD format.
 - b. One copy of the preliminary title report.
 - c. One set of the computer closures.
 - d. One legible copy of the latest recorded deed for the property being subdivided.
 - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
 - f. One legible copy of the Recorded Final map, Parcel Map, or Record of Survey used to prepare this Parcel Map.

4. Final parcel maps shall be in substantial conformance to the approved tentative parcel map. Maps shall be prepared, wet signed and sealed by a civil engineer or land surveyor, registered in the State of California and licensed to prepare final maps.
5. The applicant shall post with the City, prior to approval of the final map, a separate labor and material bond, performance bond and maintenance bond for the full value of all subdivision improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer.
6. Prior to approval of the Final Map, the applicant developer shall comply with all applicable conditions of outside agencies having jurisdiction.
7. Failure to record a final map within twenty-four months from the date of approval or conditional approval of the tentative map or within any extension of time thereof granted by the city council, shall terminate all proceedings. Before a final map may thereafter be recorded, a new tentative map shall be submitted.

Dedications

1. Any dedications, open offers of dedication, or grants of easements to the city may be dedicated and accepted on the face of the map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
2. All streets and alleys shall be irrevocably offered for dedication and improved to City standards. Street names shall be reflected on the final map and shall be approved by the Planning Department.

Utilities

1. Install sewer services for all parcels.
2. Install water services for all parcels.
3. All underground utilities shall be installed in conformance with current City standards.
4. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
5. Show proposed method of sewage disposal and elevation of existing sewer lines at points of proposed connection.
6. The source of water supply and the point of connection.

Drainage

1. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
2. The design of the rough and precise grading plans shall be such that all pads

are above the adjacent street grade. All lots must drain to the street frontage of the individual lot, unless otherwise approved by the City Engineer. Design of any retaining walls shall be detailed on the grading plan including top of footing and top of wall elevations. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots. Individual lot drainage for double frontage lots shall be approved by the City Engineer.

3. Prior to the issuance of a Grading Permit for the onsite areas, a Grading Plan, including Rough Grading or Precise Grading, prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the City prior to any grading activity. The Rough and Precise Grading Plans shall be reviewed and approved by the City Engineer prior to issuance of grading permits. The Applicant is responsible for all fees incurred by the City.
4. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site.
5. The final drainage report shall provide curb and gutter calculations for the 1year, 5year and 10year, 24- hour peak flows to verify existing curb and gutter capacity at the point of collection (existing drainage inlets) under developed conditions, do not exceed the peak flows under existing conditions.
6. Map shall show the proposed surface water drainage flow.
7. The subdivision engineer shall prepare as part of the improvement plans a Storm Water Pollution Prevention Plan (SWPPP) (as defined by the Regional Water Quality Control Board) and submit to the City Engineer for approval.

Miscellaneous

1. Map shall include the widths and approximate locations of all existing or proposed easements or rights- of-way within the subdivision or along its boundaries, whether public or private, for roads, railroads, drainage, storm water, irrigation canals, sewers or public utility purposes.
2. Approximate location of all areas subject to inundation or storm water overflow and the locations, widths and direction of flow of all watercourses.

General

1. Pay Development Impact in accordance with the City of Orange Cove Development Impact Schedule in effect at the time fees are paid.
2. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the Standard Plans and Specifications and the Engineering Procedures Manual of the City of Orange Cove and all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.

3. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant 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 Section 66020, the applicant will be legally barred from later challenging such exactions.
4. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the City and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by City personnel.
5. All improvements shall be inspected by the City as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
6. The Proposed multi-family site shall be assigned a lot number if part of the subdivision.
7. The proposed commercial lots shall be numbered consecutively to the rest of the lots. No duplicate lot numbers are allowed.

TENTATIVE
TRACT MAP NO. 62888

THAT JOHN D. DOLDS 5, 11, AND 12 OF ORANGE COUNTY AND 1, IN THE COUNTY OF PERSHIRE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREIN RECORDED IN BOOK 9 PAGE 33 OF RECORDS OF SLAVINGS, PERSHIRE COUNTY RECORDS, IN SECTION 12, TOWNSHIP 35 SOUTH, RANGE 24 WEST, MOUNT Diablo Base and MERIDIAN, LING SOUTH AND EAST OF THE PLAT OF LAND DESCRIBED AS PARCEL 1 IN THE DEED OF THE UNITED STATES OF AMERICA, RECORDED FEBRUARY 17, 1948, IN BOOK 2621 PAGE 73 OF

PREPARED FOR
KEVIN D. HOWARD
MANASSA, VA, HOWARD
LEGAL C. GROUP, LLC
3222 E. HOWARD AV.
MANASSA, VA 20108

PREPARED BY: 4 CRENSHAW, INC.
2724 S. SANTA FE ST.
VANALTA, CA 91789

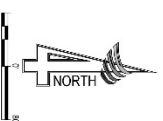
SITE DATA:

| | |
|------------------|----------------------------|
| APR: | 375-030-017 |
| TOTAL AREA: | 39.66 AC. ± |
| EXISTING ZONING: | RE-20 (UR) |
| PROPOSED ZONING: | FALLOW AGRICULTURE |
| EXISTING USE: | FALLOW AGRICULTURE |
| PROPOSED USE: | MEDIUM DENSITY RESIDENTIAL |
| GENERAL NAME: | HIGH DENSITY RESIDENTIAL |
| FLOOD ZONE: | AD-1 |
| ELECTRIC: | POLE |
| GAS: | SOUTHERN GAS CO. |
| TELEPHONE: | AT&T |
| WATER: | CHARTER DRAINAGE CO. |
| SEWER: | CHARTER COMMUNICATIONS |
| REFUSE: | PENNS DISPOSAL |
| PHASE 1: | 64 LOTS |
| PHASE 2: | 1917 AC |
| PHASE 3: | 11 AC |
| PHASE 4: | 1 AC |
| PHASE 5: | 5.32 AC |
| PHASE 6: | 266 TOTAL |
| | (39.62 SQUOS) |

| | |
|-------------------------------|-----------|
| LANDSCAPE & LIGHTING DISTRICT | |
| LOT A: | 5,546 SF |
| LOT B: | 8,106 SF |
| LOT C: | 12,787 SF |
| TOTAL | 26,439 SF |



VICINITY MAP



PHARMACY BY

4CREEKS
 224 S. 344TH ST., STE.
 P.O. BOX 7763
 WILKIN, GA 30082
 TEL: 678.972.2002
 FAX: 678.972.2235

RESOLUTION NO. CC 2020-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE COVE INITIATING ANNEXATION OF 39.66 ACRES TO THE CITY OF ORANGE COVE AND DETACHMENT OF THE SAME FROM THE ORANGE COVE IRRIGATION DISTRICT AND THE ORANGE COVE POLICE PROTECTION DISTRICT.

WHEREAS, the Orange Cove City Council did conduct a duly noticed public hearing, accepting written and oral testimony both for and against the initiation of proceedings for the annexation of 39.66 acres into the City of Orange Cove located at the northwest corner of Jacobs Avenue and Adams Avenue, and

WHEREAS, the applicant, Kevin Howard and Eric Waddell of 3825 E. Howard Avenue, Visalia, have requested the annexation of their property into the City of Orange Cove and detachment from the County of Fresno, the Orange Cove Irrigation District and the Orange Cove Police Protection District; and

WHEREAS, the subject territory is contained in APN 375-030-017 (39.66 acres) and detailed in the attached map and legal description (see Exhibits A and B); and

WHEREAS, the City of Orange Cove desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government Code, for the proposed change of organization; and

WHEREAS, the territory proposed to be annexed is not inhabited, and on this day contains less than 12 registered voters, according to information received from the County Elections Officer; and

WHEREAS, a written description and map of the boundaries of the territories is set forth in 'Exhibit A' and 'Exhibit B' attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence (SOI) of the City of Orange Cove; and

WHEREAS, the Orange Cove Police Protection District and the City of Orange Cove have a transition agreement in full force and effect that applies to police protection services within the annexed territory on file with the LAFCO Commission; and

WHEREAS, the City Council finds the following for proposed the proposed annexation:

1. The annexation is consistent with the County's Master Property Tax Sharing Agreement.
2. The subject territory is within Orange Cove's Sphere of Influence (SOI).
3. The subject territory is bounded on two sides by land that supports urban development.

4. Sewer, water and storm drainage infrastructure is available to the subject territory.
5. The subject territory is within the service area of Orange Cove Police and Fire services.
6. The subject territory is within the Orange Cove General Plan planning area and designated as high density residential by the Land Use Element.

WHEREAS, the Planning Commission held a public meeting for the proposed 39.66-acre annexation after a duly noticed public hearing on the matter and recommended to the Orange Cove City Council that the annexation be initiated, and

WHEREAS, the City Council has considered the Negative Declaration prepared for the proposed change of organization and finds the Negative Declaration to follow the California Environmental Quality Act, and

WHEREAS, the City Council finds that said annexation is consistent with Section 210 of Fresno LAFCO's Policies, Standards and Procedures.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Orange Cove hereby, (1) initiates the annexation of land located at the northwest corner of Jacobs and Adams Avenue and adjacent to the City of Orange Cove, and comprising approximately 39.66 acres for the change of organization of territory as described in Exhibit 'A' and 'B' to the resolution in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and (2) further finds that the proposed project will not have an adverse impact on the environment and approves the Negative Declaration on said annexation.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Orange Cove duly called and held on the 28th day of October, 2020, by the following vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

The foregoing resolution is hereby approved.

ATTEST:

June Bracamontes, City Clerk

HOWARD REORGANIZATION

Exhibit 'A'

Annexation to the City of Orange Cove

That portion of Section 12 of Township 15 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

Beginning at the South quarter corner of said Section 12, said point being on the existing City Limit Line;

- Course 1: thence South 89°58'00" West, along said existing City Limit Line and the South line of said Section 12, a distance of 1305.39 feet more or less;
- Course 2: thence North 00°35'46" West departing from said City Limit Line, 997.70 feet more or less to the southerly Right of Way Line of the Friant Kern Canal;
- Course 3: thence North 62°28'19" East along said southerly Right of Way Line, 456.41 feet more or less, to an angle point therein;
- Course 4: thence North 63°17'19" East along said southerly Right of Way Line, 696.15 feet more or less, to an angle point therein;
- Course 5: thence North 62°28'19" East along said southerly Right of Way Line, 271.48 feet more or less, to the West Right of Way line of Jacobs Avenue;
- Course 6: thence North 89°00'39" East, 20.00 feet, to the West line of the Southwest quarter of said Section 12;
- Course 7: thence South 00°59'21" East along said West line, 1646.81 feet, to the Point of Beginning;

(Consisting of 39.66 acres more or less)





LEGEND



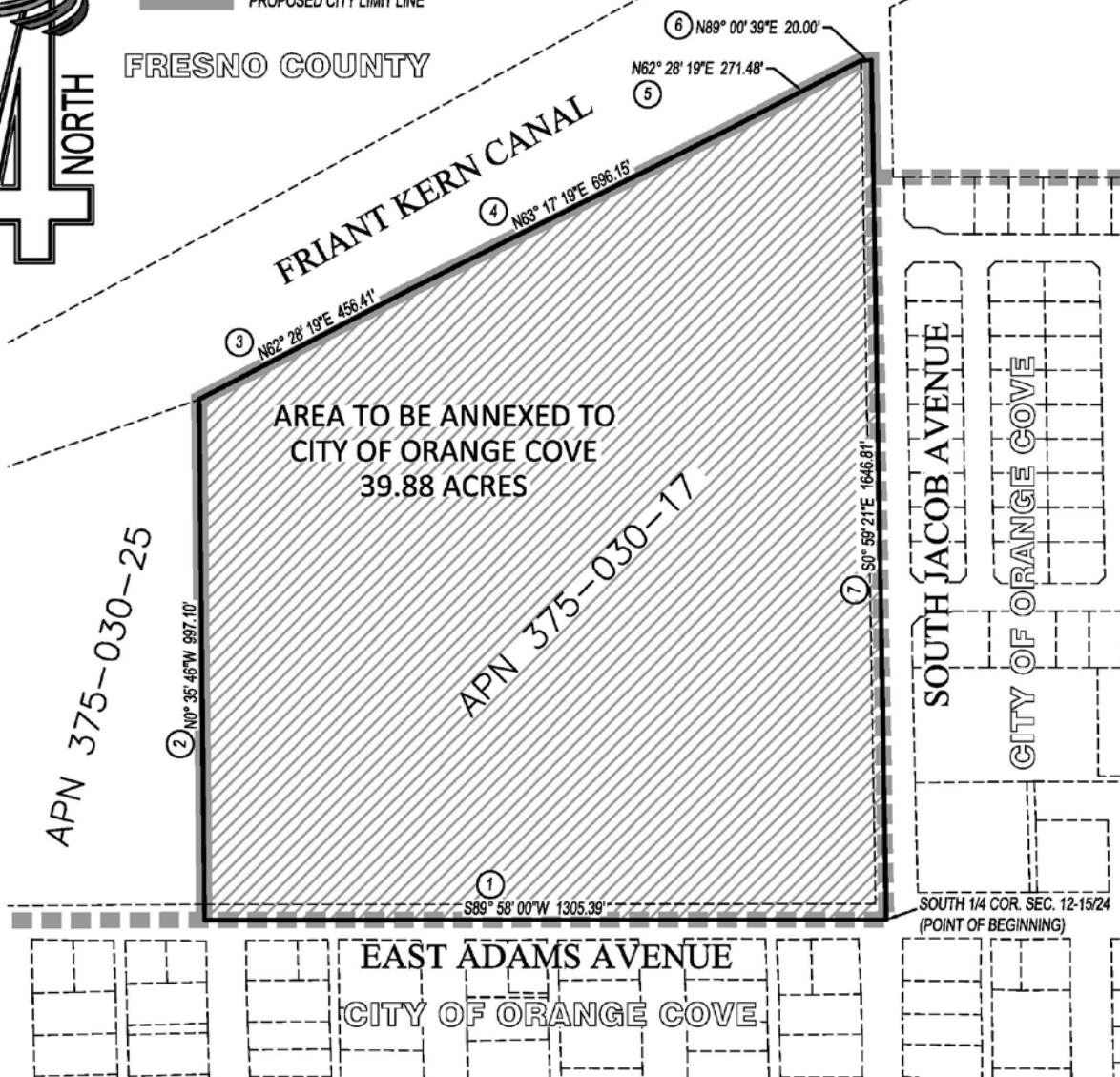
ANNEXATION TO THE CITY
OF ORANGE COVE
AREA: 39.66 AC.



EXISTING CITY LIMIT LINE
PROPOSED CITY LIMIT LINE

FRESNO COUNTY

Exhibit 'B'



HOWARD REORGANIZATION
PORTION OF SECTION 12, T. 15 S., R. 24 E., M.D.B.&M.

ACRES: 39.66 AC.

COUNCIL DISTRICT NO: _____

TO BE ANNEXED TO THE CITY OF ORANGE COVE

DRWN BY
DATE
SCALE

RDW
5/5/2020
1"=300'

REV MM/DD/YY