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INTRAOFFICE MEMORANDUM

DATE: December 4, 2019

TO: Hector Guerra, Chief Environmental Planner

FROM: Jessica Willis, Planner IV

SUBJECT: Errata in the Mitigated Negative Declaration for the Lemon Cove Community Plan 2019 Project (GPA 17-007, PZC 17-007, PZC 19-016, and PZC 19-017)

The Mitigated Negative Declaration (MND) for the Lemon Community Plan 2019 project includes the following errata:

- 1) **Cover Page:** The amendment to Section 18.9 of the Zoning Ordinance should read "PZC 19-016 (Section 18.9 Zoning Ordinance – Mixed Use".
- 2) The following citations were taken from a version of the Community Plan that had not yet been approved for publishing. Text amendments are presented in ~~strikeout~~ and underline and have been amended in the Final MND to reflect the Draft Lemon Cove Community Plan 2019 document that was posted for public review on the County's website on November 8, 2019.
 - a. **Page 66:** "The Lemon Cove Community Planning Area is within the Sequoia Union School District with one (1) school located within its boundaries. Sequoia Union ~~Elementary School~~ District is located at ~~the~~ 23958 Avenue 324, Lemon Cove, California."
 - b. **Page 67:** [T]he Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) to assess the natural, technological, and human-caused risks...
 - c. **Page 69:** "Domestic water and sewer service in Lemon Cove is provided by the Lemon Cove Sanitary Sewer District (see Figure 17 [in the Community Plan], formed in December 1950. Table 19 [in the Community Plan, Table 10-1 in the MND] shows the number of existing water and sewer connections, the capacity of each system, and the number of additional connections the systems can accommodate for new development (Housing Element, May 2012 and Municipal Service Review, May 2006). Maps of the sewer and water systems are currently unavailable."

- d. **Page 70:** “The Lemon Cove Sanitary District is a member of the East Kaweah Groundwater Sustainable Agency (GSA). Under SGMA, East Kaweah GSA is responsible for submitting a Groundwater Sustainable Plan (GSP) to the Department of Water Resources (DWR) by January 31, 2020. A memorandum of Understanding (MOU) is in place between the East Kaweah GSA, Mid Kaweah GSA, and Greater Kaweah GSA to coordinate throughout the SPP development phase to meet the sustainability requirements for the entire Kaweah Sub-basin.”⁹⁸
- e. **Page 70:** “[T]he County and East Kaweah Groundwater Sustainability Agency work collaboratively under the Tulare County General Plan to assist the Lemon Cove Sanitary District in establishing conservation measures and credits in order to sustainably grow water and sewer infrastructure consistent with the Projected Growth Rates considered in the General Plan of Tulare County”⁹⁹
- f. **Page 70:** “Storm drainage systems should be designed so they have adequate capacity to accommodate runoff that enters the system for the design frequency, and should also be designed considering future development.
- g. **Page 71:** “The [Lemon Cove Sanitary] District owns and operates a Wastewater Treatment Facility (WWTF) located approximately 0.7 miles north of the community...
- h. **Page 80:** “The Lemon Cove Community Planning Area is within the Sequoia Union School District with one (1) school located within its boundaries. Sequoia Union School District is located at 23958 Avenue 324, Lemon Cove, California. It offers pre-Kindergarten through 8th grade education and had a 2018-2019 enrollment of 358 students (see Table 20 [in the Community Plan]).”¹²⁹ “Students in high school are bused to Exeter Union High School (Exeter Unified School District) located in Exeter, California approximately ten (10) miles from Lemon Cove. The College of the Sequoias provides community college instruction for Lemon Cove residents at its Visalia and Tulare campuses.”¹²⁹¹³⁰
- i. **Page 80:** “The nearest {County-operated} park is Cutler Park located southwest of Ivanhoe at 15520 Ivanhoe Dr. in Visalia, California.”¹³⁰ Cutler Park is located approximately 11 miles from Lemon Cove.¹³¹¹³²
- j. **Page 89:** “Domestic water and sewer service in Lemon Cove is provided by the Lemon Cove Sanitary Sewer District (see Figure 17 [in the Community Plan]), formed in December 1950. Table 19 [Table 10-1 at Item 10 a) Hydrology and Water Supply in this MND] shows the number of existing water and sewer connections, the capacity of each system, and the number of additional connections the systems can accommodate for new development (Housing Element, May 2012 and Municipal Service Review, May 2006). Maps of the sewer and water systems are currently unavailable.”¹⁴⁵

- k. **Page 89:** “According to the Municipal Service Review 2006 (MSR), the Lemon Cove Sanitary District operates a water supply and distribution system under the jurisdiction of the State Water Resource Control Board (SWRCB) Division of Drinking Water~~Tulare County Environmental Health Services Division, which is responsible~~ for the administration and enforcement of the Safe Drinking Water Act involving those systems in Tulare County with less than 200 connections. The District’s water supply and distribution system, which includes a 30,000 gallon storage tank, booster pump, and a 4,000 gallon pressure tank, supports approximately 50 active connections. (see Table 19 [Table 10-1 of the MND])”
- l. **Page 89:** Assuming 50 equivalent dwelling units (EDUs), in order to meet Tulare County Improvement Standards the Lemon Cove Sanitary District water system would need to be capable of delivering a combined flow rate (from all source and storage facilities) of 780 gallons per minute (GPM) (500 GPM fire flow, and 280 GPM domestic demand) for a period of two hours while maintaining a minimum pressure of 25 pounds per square inch (PSI) to each lot served; The water system storage volume of 34,000 gallons would be capable of delivering a source flow of approximately 280 GPM for a period of two hours, indicating that the pumping efficiency of the District’s only well would need to be 500 GPM in order to meet the requirements of the Tulare County Improvement Standards. Prior to granting any sphere of influence (SOI) expansions, it is recommended that the Local Agency Formation Commission (LAFCO) verify that there is adequate water system capacity to meet any anticipated increased demands. ~~It is also recommended that the District work to develop a backup water supply. The District would need to expand its water supply and distribution system to support any significant development projects proposed within its SOI.”~~
- m. **Page 89:** “The Lemon Cove Sanitary District (see Figure 17 [in the Community Plan]) is also responsible for providing sanitary sewer service to residents within its Boundary.
- n. **Page 90:** Using a demand of 310 GPD per connection, it is estimated that the District’s sanitary sewer treatment and disposal capabilities would allow for approximately 25 additional connections (equivalent dwelling units) to the system (see Table 19 [Table 10-1 of this MND]).
- 3) The following footnotes were updated for consistency in formatting and to provide further clarification as to the sources cited in the MND. The information in bold font identifies the page and footnote numbers presented in the MND that was released for public review, while the information in regular type font reflects the footnotes as they are presented in the Final MND.

The footnotes referencing the Draft Lemon Cove Community Plan 2019 in the MND released on November 8, 2019, were based on a version of the document that had not been approved for publishing. These references have been updated to reflect the Draft

Lemon Cove Community Plan 2019 document that was posted for public review on the County's website on November 8, 2019.

- a. **Page 1, Footnote 1:** Draft Lemon Cove Community Plan 2019. Page 17.
- b. **Page 10, Footnote 3:** Draft Lemon Cove Community Plan 2019. Pages 22 and 154.
- c. **Page 11, Footnote 6:** Draft Lemon Cove Community Plan 2019. Page 24.
- d. **Page 11, Footnote 7:** Ibid. 17.
- e. **Page 12, Footnote 8:** Op. Cit. 24.
- f. **Page 13, Footnote 9:** Op.Cit. Table 37, Page 159.
- g. **Page 38, Footnote 42:** Draft Lemon Cove Community Plan 2019. Page 86.
- h. **Page 39, Footnote 43:** Ibid. 24.
- i. **Page 51, Footnote 59:** Draft Lemon Cove Community Plan 2019. Pages 47-49.
- j. **Page 53, Footnote 67:** Draft Lemon Cove Community Plan 2019. Pages 47-49.
- k. **Page 53, Footnote 69:** This footnote was inadvertently not removed from the template and has been deleted.
- l. **Page 53, Footnote 70:** Draft Lemon Cove Community Plan 2019. Page 74.
- m. **Page 53, Footnote 72:** Op. Cit. 75.
- n. **Page 58, Footnote 80:** San Joaquin Valley Air Pollution Control District. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA. Page 4.
- o. **Page 58, Footnote 81:** Ibid. 7-8.
- p. **Page 66, Footnote 90:** Draft Lemon Cove Community Plan 2019. Page 78.
- q. **Page 67, Footnote 93:** Draft Lemon Cove Community Plan 2019. Page 89.
- r. **Page 68, Footnote 95:** Draft Lemon Cove Community Plan 2019. Page 76.
- s. **Page 69, Footnote 96:** Ibid. 71.
- t. **Page 70, Footnote 97:** Op. Cit. 74.

- u. **Page 70, Footnote 98:** Op. Cit. 75.
- v. **Page 70, Footnote 99:** Op. Cit. 131.
- w. **Page 70, Footnote 100:** Op. Cit. 75.
- x. **Page 70, Footnote 101:** Op. Cit. 53.
- y. **Page 71, Footnote 102:** Op. Cit. 53-54.
- z. **Page 71, Footnote 103:** Op. Cit. 74.
- aa. **Page 73, Footnote 105:** Draft Lemon Cove Community Plan 2019. Page 17.
- bb. **Page 73, Footnote 106:** Ibid. 22 and 154.
- cc. **Page 73, Footnote 107:** Op. Cit. 24.
- dd. **Page 75, Footnote 115:** Draft Lemon Cove Community Plan 2019. Page 24.
- ee. **Page 76, Footnote 117:** Op. Cit. 56.
- ff. **Page 76, Footnote 118:** Op. Cit. 57.
- gg. **Page 80, Footnote 127:** Draft Lemon Cove Community Plan 2019. Page 76.
- hh. **Page 80, Footnote 128:** Ibid.
- ii. **Page 80, Footnote 129:** Op. Cit. 78.
- jj. **Page 80, Footnote (new):** Op. Cit.
- kk. **Page 80, Footnote 130:** Op. Cit. 79.
- ll. **Page 81, Footnote 132:** Draft Lemon Cove Community Plan 2019. Page 79.
- mm. **Page 81, Footnote 133:** Ibid.
- nn. **Page 83, Footnote 134:** Op. Cit. 171.
- oo. **Page 83, Footnote 135:** Op. Cit. 166.
- pp. **Page 84, Footnote 137:** Op. Cit. 165.
- qq. **Page 84, Footnote 139:** Draft Lemon Cove Community Plan 2019. Page 104.

- rr. **Page 84, Footnote 140:** Ibid. 166.
- ss. **Page 87, Footnote 143:** Draft Lemon Cove Community Plan 2019. Page 24.
- tt. **Page 89, Footnote (new):** Ibid. 71.
- uu. **Page 89, Footnote 144:** Op. Cit. 71-72
- vv. **Page 90, Footnote 145:** Op. Cit. 74.