



July 24, 2009

Mr. Jensen Uchida
San Joaquin Cross Valley Loop Transmission Project
c/o Environmental Science Associates
225 Bush Street, Suite 1700
San Francisco, CA 94104-4207

RE: Comments on Draft Environmental Impact Report –
Southern California Edison's San Joaquin Valley Cross Valley Loop
200KV Transmission Line Project
CPUC A.08/05-039
SCH # 2008081090

The purpose of this letter is to provide comments regarding the Southern California Edison's San Joaquin Valley Cross Valley Loop 200KV Transmission Line Project Draft Environmental Impact Report (DEIR) on behalf of the City of Farmersville.

The City of Farmersville appreciates the opportunity to comment on the DEIR. It is understood that the project is necessary to provide safe and reliable electrical service and increase transmission capacity within the service area. The City supports the project objectives.

The City concurs with the conclusions of the DEIR that the program objectives can be achieved through any of a number of several project alternatives that are environmentally superior to the Proposed Project, however the City Council has voted to support Alternative 3, which the Council believes would achieve the project's goals with the least amount of impact – in particular to the City of Farmersville. Attached are City of Farmersville Resolutions 2008-11 and 2009-08 which state that the City of Farmersville formally opposes the Proposed Project (Route 1) and supports Alternative 3.

PROJECT OVERVIEW AND CONCERNS

The Proposed Project would divide the city by the creation of a 100 foot wide physical swath of undeveloped land and visual obstruction through the City of

Farmersville's existing City Limits and Urban Development Area – which includes future planned neighborhoods, commercial and industrial areas. The project would thwart the City's efforts to achieve a well planned community that supports efficient development and respects the aesthetic values of its citizens, as expressed in the Farmersville General Plan Land Use, Circulation, Conservation/Open Space, Parks and Recreation Elements adopted November, 2002 and the City of Farmersville Highway 198 Corridor Specific Plan adopted in 2003.

Specific to the City of Farmersville, the DEIR does not adequately analyze and address the effects of the Proposed Project associated with the following potential impacts:

- Aesthetics
- Agricultural Resources
- Land Use, Planning, and Policies
- Recreation
- Utilities and Services Systems

The following sections discuss the issues and concerns relative to impacts associated with each potential category of impact.

AESTHETICS

The Proposed Project would traverse through Farmersville's existing City Limits and Urban Area Boundary to the complete east-west extent. The DEIR states that "The visual analysis (in the DEIR) focuses on travel route views, and parks and recreational views."¹ The DEIR does not include meaningful visual analysis of the views that would be experienced by the nearby residents and residents of Farmersville as they work, play, go to school and go about their daily activities in their homes and throughout the community, and the document should be amended to include that analysis.

DEIR Section 4.1 Aesthetics refers several times to the "limited number of viewers..."² of the proposed transmission lines in and around Farmersville. There is little acknowledgement of the major residential subdivisions in proximity the Proposed Project, specifically those located on the west side of Farmersville, north of Walnut Avenue. The DEIR does not describe or discuss the visibility of the Proposed Project from points of high concentrations of people in the community, such as Liberty Park or Farmersville High School. The DEIR does not describe the substantial

¹ Southern California Edison's San Joaquin Valley Cross Valley Loop 200KV Transmission Line Project DEIR p. 4.1-1

² Southern California Edison's San Joaquin Valley Cross Valley Loop 200KV Transmission Line Project DEIR, p. 4.1-10

alteration to the viewshed the Proposed Project would present to the community as a whole.

The DEIR comment, page 4.1-45, that the “proposed alignment would not appear visually prominent as the viewshed has been highly modified with existing utility infrastructure, including wood poles along the left side of the road (Farmersville Blvd) and utility poles in the background” does not adequately describe the visual impacts of the Proposed Project. The Proposed Project consisting of a series of structure 120 to 160 feet tall connected with transmission lines would create a visual band in the skyline across the entire east-west extent of the community. The existing wood utility poles along roadways would not obscure the visual impact of the Proposed Project.

The DEIR indicates on page 4.1-49, Park and Recreation Areas, that two parks and recreation areas are included in the study area. The DEIR omits acknowledgement of City of Farmersville’s Liberty Park, located on the north side of Teddy Ave., west of Farmersville Blvd. The site is located less than 2,000 feet from the proposed project and clearly there would be obstructed views of the Proposed Project to users of the park facility. The DEIR should analyze potential impacts to the park users.

As is evident in Figures 4.1-5b and 4.1-6b, the Proposed Project will impair views of the Sierra Nevada and become the visual backdrop for a portion of the community. The predominant visual feature entering the city from Highway 198 will be the transmission lines. The predominant visual feature for those living/working south of the Proposed Project will be the transmission lines which will obscure the scenic vista of the Sierra Mountains.

Figure 4.1-5a and 4.1-5b in the DEIR show a simulation of the existing and “after project” view looking north on Farmersville Blvd. The City believes that the horizontal extent of this view is too constrictive. On a clear day with good visibility of the mountains, residents would likely look to the northeast - to enjoy the view of the mountains. The proposed transmission facilities would significantly degrade this view. The simulation provided also minimizes the impact by showing only one tower.

Discussion on 4.1-45 is as follows:

“Furthermore, Mitigation Measure 4.1-5 would require surface treatment measures (i.e., appropriate colors, finishes, textures) to reduce visibility of the Proposed Project from sensitive viewers, including visibility of new Structures #20 and #21 from Farmersville Boulevard. With implementation of Mitigation Measures 4.1-5, impacts to Farmersville Boulevard would be less

than significant, because the proposed transmission line would result in an incremental visual effect that would not substantially alter the intrinsic character of the existing roadway view in terms of its composition and the general scale of landscape elements.”

No evidence is provided that mitigation measures cited will reduce the aesthetic impact to a less than significant level. The DEIR should include photo simulations showing examples of “with” and “without” mitigation. The City is forced to take it on the DEIR’s word that this mitigation measures will be sufficient.

Finally, the City questions the statement on p. 4.1-45 that

“...impacts to Farmersville Boulevard would be less than significant, because the proposed transmission line would result in an incremental visual effect that would not substantially alter the intrinsic character of the existing roadway view in terms of its composition and the general scale of landscape elements.”

Using this logic, virtually anything could be constructed in this area and have less than a significant impact – simply because it was constructed “incrementally” - after previous improvements. The question must be asked – what kind of project (if any) would be considered to have a significant visual impact in this location? Would it have to be an office building the size of the Sears Tower?

AGRICULTURAL RESOURCES

The Proposed Project would displace 15+ acres of planned urban development, as the transmission lines, as proposed, would bisect land designated for Industrial and General Commercial land use. This estimate of displaced land does not take into consideration the land designated for urban development that would be lost due to inefficiencies of land development that would occur associated with impacts of a 100 foot transmission line right-of-way cutting through parcels possibly making properties difficult to develop and inefficiencies of providing utilities and infrastructure and local/collector road systems in order to avoid requirements/restrictions of intrusion into the right-of-way. Nor does this estimate address the increased pressures to expand the Urban Development Boundary and City Limits to provide land eligible for development more distant to the location of the lines, as it is likely preferred development sites will not be those directly adjacent to the power lines.

Land that is designated for urban use that would be displaced by the Proposed Project would need to be replaced elsewhere. Soils in and around Farmersville are considered "Prime Farmland".³ Expansion of development boundaries to accommodate the Urban Land lost due to impacts associated with the Proposed Project will lead to the permanent reduction of agricultural lands. The DEIR Section 4.2 Agricultural Resources, page 4.2-15 fails to include a discussion and identify impacts regarding the loss of additional agricultural land that must be consumed - as land utilized for the Proposed Project eliminates land designated for urban development. CEQA Guidelines Appendix G, II c. provides for this discussion of these types of impacts to Agricultural Resources as the question is asked, "Would the project : ... c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use". The DEIR should include an analysis of these impacts, particularly with respect to the known loss of urban developable land within the transmission line right-of-way, which would need to be replaced, likely on "Prime Farmland."

The impact of the loss of this agricultural land supports the consideration that existing transmission line right-of-way should be used to the maximum extent possible. Each one of the Plan Alternatives mitigates this loss of Prime Farmland.

LAND USE, PLANNING AND POLICIES

The Proposed Project is contrary to Farmersville's policies regarding land use and planning. Farmersville's planning policy documents are designed to promote development that follows Smart Growth principles with efficient use of land and that fosters an aesthetic quality for the community that will promote community pride and create a positive environment for economic prosperity.

The Proposed Project will displace 15+ acres of industrial and commercial land, requiring expansion of development boundaries, likely to be on Prime Agricultural land. The visual impact of the Proposed Project will hinder the ability to establish an attractive entrance to Farmersville from Highway 198.

Specifically, the following is a list of Farmersville's Goals and Policies that are in conflict with the Proposed Project:

³ City of Farmersville General Plan Part II, p. 3.4

Farmersville General Plan:
Goals, Objectives and Policies

- Create a unique and attractive city by investing in projects that will enhance Farmersville's appearance and marketability
- Protect and preserve natural resources, such as farmland, air and water quality and native vegetation while facilitating growth of the community
- Foster an attractive, clean and well-maintained community
- Create a community that portrays an image that is progressive and energetic
- Promote commercial development that is attractive
- Ensure that adequate land exists for future commercial and industrial development
- The City shall take actions to establish an attractive development pattern along lands fronting State Highway 198

Attached is Farmersville General Plan page 2-67, which summarizes the importance the community places on the State Highway 198 corridor, stating in part "Highway 198 is Farmersville's "front door" to the world."

The DEIR does not identify any impacts regarding issues of consistency with the various agencies plans and policies. Section 4.9.4 b focuses on the permitting process for the installation of the transmission lines of the various agencies, but noted that "because the public utility is exempt from local land use zoning regulations and discretionary permitting, this land use consistency analysis is provided for informational purposes." As the California Public Utilities Commission will be utilizing the Environmental Impact Report as a decision making tool in determining the appropriateness of the Proposed Project and Plan Alternatives, it is appropriate that the document include an analysis of community plans and policies that are applicable to the proposed physical presence of major transmission lines becoming a permanent fixture in the community. This type of analysis would help the decision makers be aware of and understand the goals and values of the community through which the project is proposed to traverse. The DEIR is absent of that analysis.

In regards to potential retail commercial development, the City is attempting to attract on north Farmersville Blvd in the Project Area, on page 4.9-13 the following statement is provided:

“However, at the time of publication of this Draft EIR, no applications to develop any specific parcel(s) and/or change the existing land use designations have been received by the City (Miller, 2009); therefore potential land use conflicts associated with the implementation of the Proposed Project will not be discussed further in this EIR in either the context of existing land use or in the cumulative scenario regarding the Highway 198 Corridor Specific Plan.”

The City believes that no justification has been given why this issue should not be discussed and acknowledged. The City has recently completed a series of amendments to the land use and zoning designations for parcels in this portion of the community – which are intended to act as a tool to attract much-needed commercial and industrial development. Resolutions, an ordinance and maps are attached to this letter that illustrate these land use and zoning amendments. The DEIR should be revised to include discussion of these amendments and the project’s potential impacts on these land use and zoning designations – and the City’s ability to attract much-needed development.

RECREATION

The City of Farmersville Highway 198 Corridor Specific Plan provides for two storm drainage park/ponds within the planning area. The plan states that “All ponding basins shall be multi-use whenever possible...”⁴ The Proposed Project appears to bisect the park/pond located north of Avenue 291, between Farmersville Blvd. and Road 168, with the 100 foot wide transmission line right-of-way. DEIR Figure 2.3b identifies new access roads to be constructed within the right-of-way. The DEIR should identify the proximity of the Proposed Project to the planned facility, and if it encroaches into the facility, the DEIR should identify potential impacts and propose mitigation measures to address the impacts associated with the loss of recreational opportunity that may result from the Proposed Project.

On page 4.13-3 under “Parks and Recreation”, the DEIR includes the statement: “The City of Farmersville does not have a system of bike paths, and as of 2008 had no plans for such a system (Martinez, 2008).”

⁴ City of Farmersville Highway 198 Corridor Specific Plan, p 4-22

This statement is erroneous. The Circulation Element (p. 3-27 to 3-28) includes policies regarding the establishment of a system of bike paths in the community, including on Arterial and Collector Roadways (which include Farmersville Boulevard and Road 168 in the Project Area). Further, both the Circulation Element and the Conservation, Open Space, Parks and Recreation Element include policies regarding establishment of a system of walking and cycling paths along certain waterways in the community. The Tulare Irrigation District channel located west of Farmersville Boulevard is planned to include these facilities in the future as development occurs adjacent to the channel. The DEIR should be amended to describe how these facilities could be affected by the Proposed Project.

UTILITIES AND SERVICES SYSTEMS

The DEIR omits any acknowledgement of the City of Farmersville Highway 198 Corridor Specific Plan in Chapter 4.15, Utilities and Service Systems, commencing on page 4.15-1. The City of Farmersville Highway 198 Corridor Specific Plan identifies plans for Sanitary Sewer, Water and Storm Drainage. The DEIR should include an acknowledgement of the Specific Plan and include an analysis of the potential impacts of the Proposed Project on each of the planned public service systems included in the document.

Requirements associated with the construction and maintenance of the Proposed Project is included in the DEIR. The DEIR should include an evaluation and analysis of these requirements relative to each of the plans for Sanitary Sewer, Water and Storm Drainage contained in the Farmersville Highway 198 Corridor Specific Plan.

With specific regard to the Highway 198 Corridor Specific Plan Storm Drainage plan⁵, the Proposed Project appears to bisect a park/pond basin. The park/pond facility is intended to ...”serve as terminal retention or detention facilities prior to storm water being pumped into the Tulare Irrigation District’s system after peak flows in the system subside or retained and infiltrated.”⁶ It can therefore be assumed there will be standing water in the facility from time to time. The DEIR should clarify if the Proposed Project would be situated in the storm park/pond facility and whether the location of the tower and proposed new access roads, which would be underwater at times, can fulfill the project objectives. If it is determined that the specific proposed transmission line alignments should be altered to avoid the facility, analysis of impacts to existing and planned land uses resulting from the relocation should be conducted.

⁵ City of Farmersville Highway 198 Corridor Specific Plan, Figure 4-13

⁶ City of Farmersville Highway 198 Corridor Specific Plan, 4-22

MISCELLANEOUS COMMENTS

The DEIR would be improved and clarified by showing the proposed project route plotted on the city's General Plan Land Use and zoning diagrams.

On Page 2-1. (Section 2.2 Project Location) the DEIR states:

"The Proposed Project is located in north western Tulare County, California near the cities of Visalia, Farmersville, and Exeter." This sentence should be rephrased to clarify that the Project route is actually **within** the city limits of the City of Farmersville

SUMMARY

In summary, the Southern California Edison's San Joaquin Valley Cross Valley Loop 200KV Transmission Line Project Draft Environmental Impact Report (DEIR) does not adequately address the impacts associated with Proposed Project relative to the existing conditions and City of Farmersville's adopted plans and policies.

Recent data indicate that Farmersville's poverty and unemployment levels are among the worst of Tulare County cities (and the San Joaquin Valley as a whole). The Proposed Project will thwart the City's attempts to improve its economy and the lives of its citizens – by attracting new commercial and industrial development – to create jobs and generate tax revenues – because the project will compromise the City's primary stock of lands available for these types of development.

The DEIR should be amended to address the issues identified in this correspondence. Project alternatives identified in the DEIR are both environmentally superior to the Proposed Project and are capable of accomplishing the project objectives while avoiding significant impacts to the City of Farmersville. It is requested that California Public Utilities Commission consider the negative and adverse environmental impacts that the Proposed Project would impose on the City of Farmersville and choose one of the alternatives that achieve the program objectives (Farmersville City Council recommends Alternative #3), while considering and respecting the living environment of the residents of Farmersville.


René Miller
City Manager

cc: Farmersville City Council

Attachments: City of Farmersville Resolutions Nos. 2008-11 and 2009-08
City of Farmersville General Plan page 2-67&68
City of Farmersville Resolution 2009-56 (amending the
Farmersville General Plan Land Use Element and Highway 198
Specific Plan)
City of Farmersville Ordinance No. 448 (adopting Zone Change
2009-01)

2008-11

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FARMERSVILLE IN OPPOSITION TO THE PROPOSED CROSS VALLEY
LOOP ROUTE 1 THROUGH FARMERSVILLE CITY LIMITS**

WHEREAS, it is stated that Tulare County faces shortages in supply of electricity in the future; and

WHEREAS, Southern California Edison Company (SCE) supplies electricity to the Tulare County area; and

WHEREAS, SCE is proposing to the California Public Utilities Commission a proposed plan and two alternate routes to supply the additional electricity to Tulare County Grid; and

WHEREAS, the proposed Route 1 will slice through the northern portion of our City in an area that has been reserved for economic development and includes a portion of the City's Redevelopment Area thereby eliminating the productive use of at least a 100 foot strip of land through this area of the City not to mention the many other land owners along this route who farm and have homes that will be adversely affected by this project; and

WHEREAS, Alternate Route #3 would utilize much more SCE existing right-of-way and cross over grazing land which would affect only 7 land owners; and

WHEREAS, the City (which qualifies as an economically disadvantaged community) desperately needs the tax revenue to be generated by not only the 100 foot strip, but neighboring properties as well that could provide jobs and services to the residents of the community; and

WHEREAS, the proposed project Route 1 would be detrimental to the property owners developing the sites who would likely now be deterred from locating commercial and industrial development in this area designated for this needed development, and

WHEREAS, the siting of power transmission lines along the proposed Route 1 will cut across our City's entrance from State Highway 198 along Farmersville Boulevard marring the view along this proposed scenic entrance to our community forever.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Farmersville that we hereby oppose SCE's Proposed Route 1 and support SCE's Route 3.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Farmersville held on April 14, 2008, by the following vote:

AYES: Santana, Boyer, Hosier, Benavides
 NOES: None
 ABSENT: Rowlett
 ABSTAIN: None

APPROVED:



Leonel Benavides, MAYOR

ATTEST:


 Rosemary Silva, CITY CLERK

2009-08

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FARMERSVILLE IN SUPPORT OF SOUTHERN CALIFORNIA EDISON
ALTERNATIVE ROUTE 3**

WHEREAS, Tulare County faces shortages in supply of electricity in the future; and

WHEREAS, Southern California Edison Company (SCE) supplies electricity to the Tulare County area; and

WHEREAS, SCE proposed to the California Public Utilities Commission a plan and two alternate routes to supply the additional electricity to Tulare County Grid; and the California Public Utilities Commission is recommending variations of the proposed routes

WHEREAS, the PUC suggested routes will still affect valuable farm land and inflict hardship on the farmers as well as reduce jobs to residents of Farmersville, and

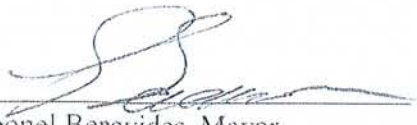
WHEREAS, Alternate Route #3 would use existing right of way and cross over grazing land which would affect only 7 land owners; and

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Farmersville that we hereby continue to support the development of SCE's Route 3.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Farmersville held on February 23, 2009, by the following vote:

AYES: BENAVIDES, BOYER, HOSIER, ROWLETT, SANTANA
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

APPROVED: _____


Leonel Benavides, Mayor

ATTEST: _____

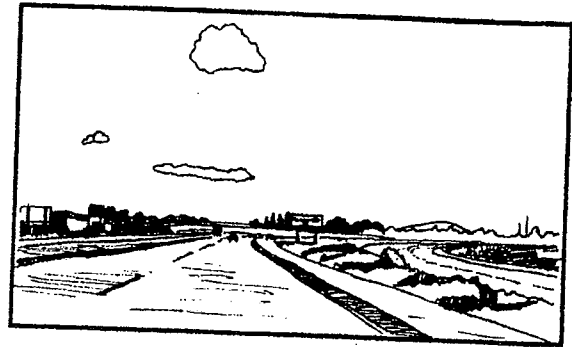

Rehe Miller, Acting City Clerk

State Highway 198

Highway 198 is Farmersville's "front door" to the world. Daily, thousands of vehicles pass by Farmersville on the highway. A number of these vehicles carry international visitors bound for the scenic wonders of Sequoia National Park.

As the city's front door, the City should try to create as attractive an image as possible. This goal is not only for aesthetic reasons but is also economic. Travelers do not want to stop at a location they perceive as unattractive or unsafe.

Likewise, business owners will not choose to locate their firms in a community that does not appeal to them. Establishing an attractive highway presence can help Farmersville bolster its economic development. The City can also take the opportunity to attract retail commercial businesses (such as an automobile dealership) that prefer a high visibility location along the highway. The sales tax benefits for the City could be significant.



View looking east on Highway 198

Goals, Objectives, Action Plans

I. The City shall take actions to establish an attractive development pattern along lands fronting State Highway 198.

1. The Land Use Map designates a combination of Highway Commercial and Industrial land uses along the highway.
2. Require attractive landscape and building designs that will reflect positively on Farmersville.
 - a. Establish a special "Highway 198" overlay zone that incorporates special building, landscaping, screening and signage requirements.
3. Erect "Welcome to Farmersville" signs at the interchange of Highway 198 and Farmersville Boulevard.
 - a. The City, Chamber of Commerce and to-be-formed Beautification Committee should

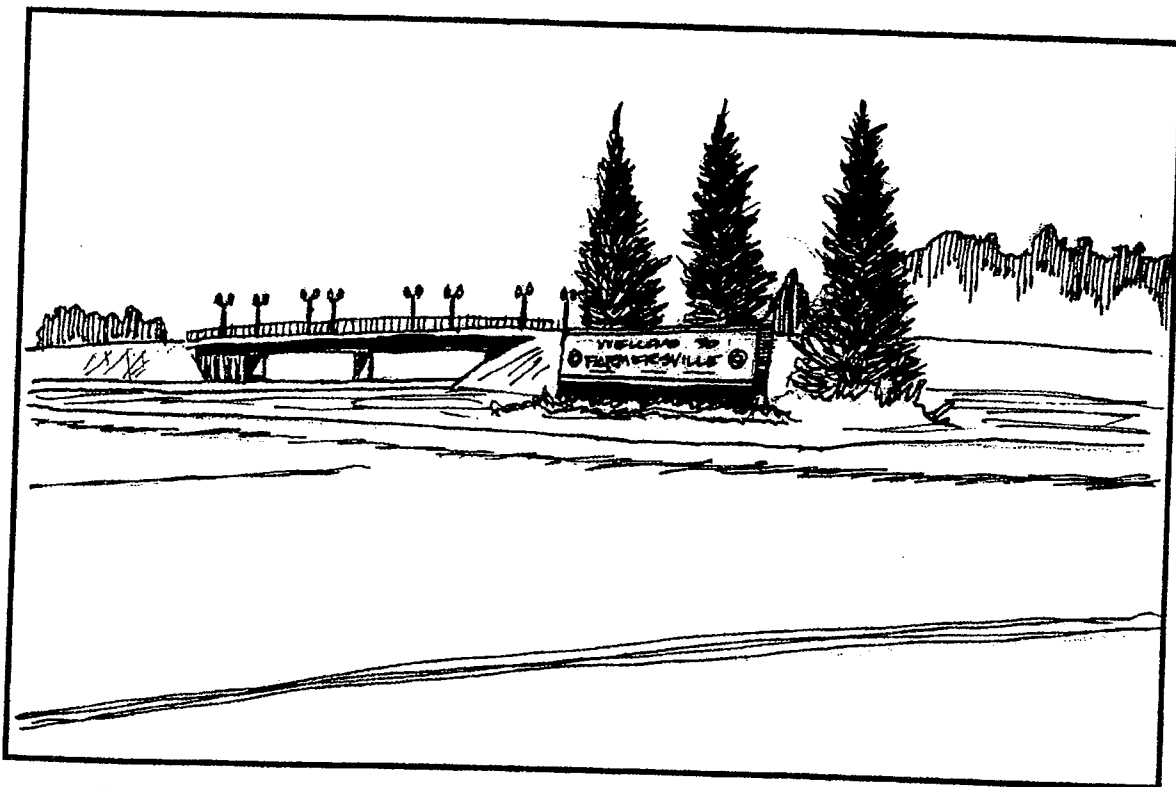
Highway 198 is Farmersville's "front door" to the world. First impressions can "make or break" a community's chances of attracting new development and revenue. . .

Part I: General Plan

Farmersville General Plan • 2000 - 2025
Chapter 2: Land Use Element

work together to design, raise funds and establish community identification signs.

4. Work with Caltrans to establish landscaping within the freeway right-of-way.
5. Work with Caltrans to transform the Farmersville Boulevard overpass bridge into an attractive design element. Antique light poles, black wrought-iron railing and banners could be considered.
 - a. The City Manager should open a line of contact with Caltrans to pursue completion of these objectives.



View of Highway 198/Farmersville Boulevard interchange shows "Welcome to Farmersville" sign, landscaping, and decorative light fixtures on the bridge.

RESOLUTION 2009-56

**BEFORE THE CITY COUNCIL
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FARMERSVILLE APPROVING AMENDMENTS TO THE GENERAL PLAN
LAND USE MAP AND THE HIGHWAY 198 SPECIFIC PLAN LAND USE MAP
TO IMPLEMENT OBJECTIVES AND POLICIES OF THE 2002
FARMERSVILLE GENERAL PLAN AND HIGHWAY 198 SPECIFIC PLAN,
AND TO ENSURE CONSISTENCY BETWEEN LAND USE AND ZONING
DESIGNATIONS.**

WHEREAS, the 2002 Farmersville General Plan includes a variety of policies encouraging the City to take steps to strengthen Farmersville's commercial and industrial areas, and

WHEREAS, one of the General Plan's recommendations is for the City to create a highway commercial zone district, with special standards relating to permitted uses and property development, including landscaping, screening and quality design, and

WHEREAS, land uses permitted in the highway commercial zone are those geared to the traveling public, such as restaurants, service stations, lodging, retail commercial and related complementary uses, and

WHEREAS, both the General Plan Proposed Land Use map and the Highway 198 Specific Plan Land Use Map also designate a number of other parcels in the area of north Farmersville with specific land use designations, and the zoning needs to be changed to ensure that zoning and land use designations are consistent, as required by State law, and

WHEREAS, upon further review and analysis, it is also appropriate to amend the General Plan and Highway 198 Specific Plan land use designations of several affected parcels as shown on Map 1, and

WHEREAS, the City has prepared the text of a new Highway Commercial (C-H) zone and is in the process of adopting this zone, and

WHEREAS, the City has conducted a workshop on this issue to solicit input from affected properties and businesses and the Planning Commission, and

WHEREAS, the Planning Commission conducted a public hearing on April 15, 2009 and voted unanimously to recommend approval of the land use and zoning amendments, as well as adoption of the Highway Commercial zone, and

WHEREAS, affected property owners, and property owners within 300 feet of the proposed land use amendments and zone changes were notified of the City Council meeting and a public hearing notice was published ten (10) days prior to the City Council's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding on the project, and

WHEREAS, the City Council held a public hearing on the land use amendment and zone changes and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating these amendment requests.

1. The City has previously prepared Draft and Final Environmental Impact Reports for the 2002 Farmersville General Plan and a Mitigated Negative Declaration for the Highway 198 Specific Plan . A review of these documents shows that they adequately analyze potential impacts of the proposed land use and zoning amendments. The Draft and Final EIR and Mitigated Negative Declaration are hereby adopted for purposes of these land use and zone amendments.

2. The affected parcels are within Farmersville's ultimate sewer, water and storm drainage service areas.

3. The proposed amendments will not have an adverse impact on the health, safety or welfare of surrounding residents or on the community.

BE IT FURTHER RESOLVED that the City Council hereby approves General Plan Amendment 2009-01 and Highway 198 Specific Plan Amendment 2009-01, as shown on Map 1.

The foregoing resolution was adopted upon a motion of Council member Boyer, second by Council member Santana at a regular meeting of the Farmersville City Council on May 11, 2009, by the following roll call vote:

AYES: 4 Benavides, Hosier, Santana, Boyer

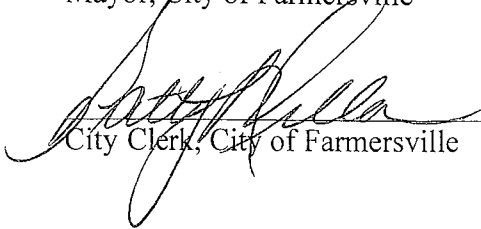
NOES: 0

ABSTAIN: 0

ABSENT: 1 Rowlett



Mayor, City of Farmersville



City Clerk, City of Farmersville

ORDINANCE NO. 448

**AN ORDINANCE OF THE CITY OF FARMERSVILLE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 319 AS AMENDED,
OF THE CITY OF FARMERSVILLE, RELATING TO THE CLASSIFICATION
OF THE ZONE OF PARTICULAR PARCELS OF REAL PROPERTY**

The City Council of the City of Farmersville does ordain as follows:

SECTION 1. Sections 17.12.020 and 17.12.030 of the Municipal Code of the City of Farmersville, are amended by changing the Zoning Map to redesignate 13 parcels situated in the northern part of Farmersville, to various commercial and industrial zoning designations as shown on Map 1, and listed as follows:

<u>Assessor Parcel Number</u>	<u>Proposed Zoning</u>
111-190-002	C-H (Highway Commercial)
111-190-017	C-H (southerly 12.3 acres only)
111-190-028	C-H (Highway Commercial)
111-190-029	C-H (Highway Commercial)
111-190-030	C-H (Highway Commercial)
128-250-013	P/QP (Public/Quasi-Public)
128-250-016	C-H (Highway Commercial)
128-250-019	C-H (Highway Commercial)
128-250-020	C-H (Highway Commercial)
128-250-021	C-H (Highway Commercial)
128-260-011	I (Industrial)
128-260-012	C-G (General Commercial)
128-260-013	C-G (General Commercial)

The parcels are generally located on both the west and east sides of Farmersville Boulevard, south of State Highway 198, as shown on Map 1.

SECTION 2. Severability. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, as if such invalid portion thereof had been deleted.

SECTION 3. This ordinance shall take effect thirty (30) days after its passage.

SECTION 4. The City Clerk is hereby ordered and directed to certify the passage of this Ordinance and to cause the same to be published once in a newspaper of general circulation, published in the County of Tulare.

I hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Farmersville held on the 11th day of May, 2009, and passed and adopted at a Regular meeting of the City Council held on the ____ day of May, 2009, by the following vote:

AYES:

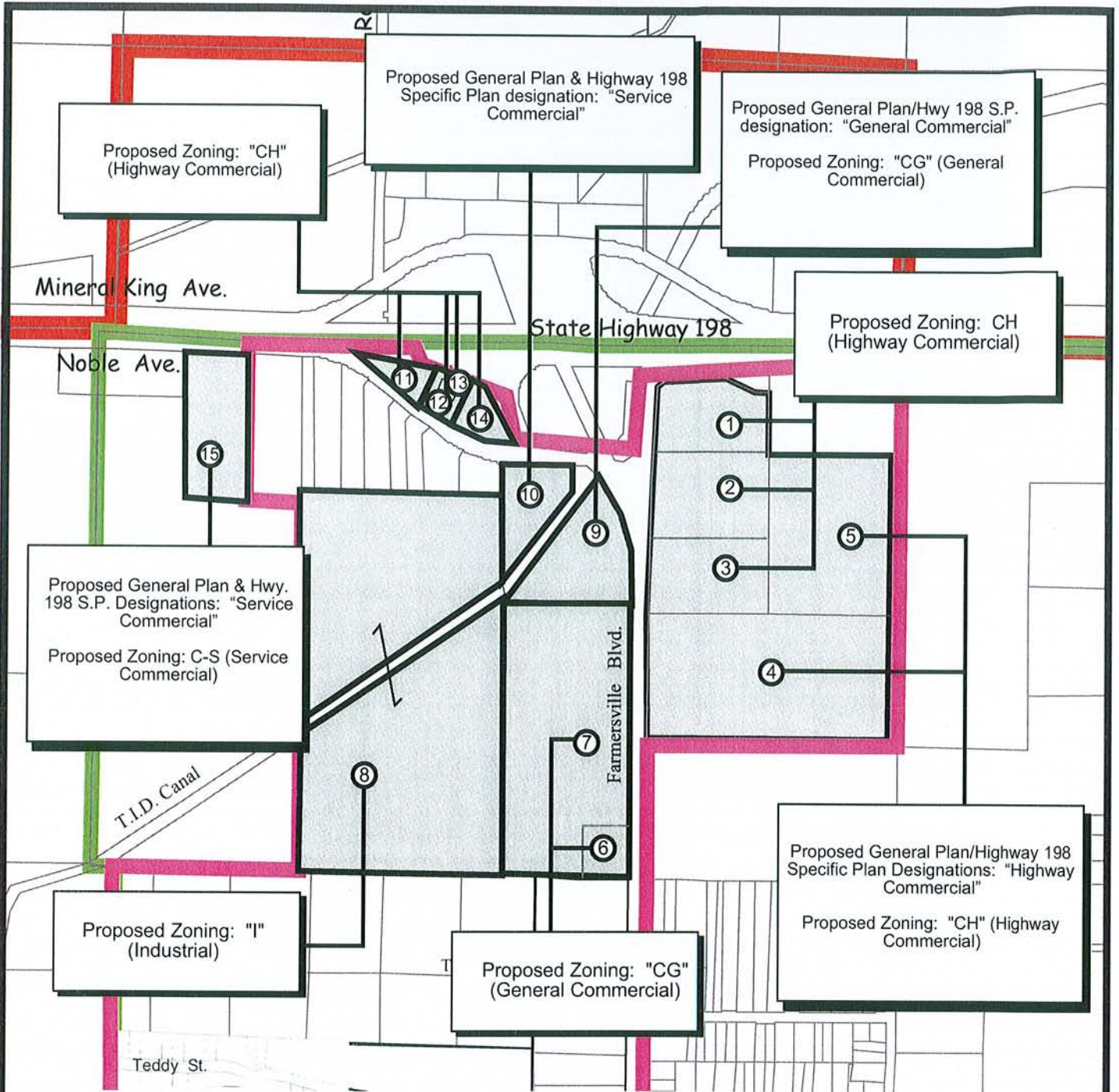
NOES:

ABSTAIN:

ABSENT:

Leonel Benevidez, Mayor
City of Farmersville

Rene Miller, City Manager
City of Farmersville



Proposed Land Use Amendments and Zone Changes in north Farmersville

(proposed amendments to the Farmersville General Plan Land Use Map, the Highway 198 Specific Plan Land use Map, and the Farmersville Zoning Map)

⑥ Parcel numbers are keyed to description in staff report

- City limits
- Urban Development Boundary
- Urban Area Boundary

City of Farmersville

Map 1



500 0 500 1000 Feet

2008-11

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FARMERSVILLE IN OPPOSITION TO THE PROPOSED CROSS VALLEY
LOOP ROUTE 1 THROUGH FARMERSVILLE CITY LIMITS**

WHEREAS, it is stated that Tulare County faces shortages in supply of electricity in the future; and

WHEREAS, Southern California Edison Company (SCE) supplies electricity to the Tulare County area; and

WHEREAS, SCE is proposing to the California Public Utilities Commission a proposed plan and two alternate routes to supply the additional electricity to Tulare County Grid; and

WHEREAS, the proposed Route 1 will slice through the northern portion of our City in an area that has been reserved for economic development and includes a portion of the City's Redevelopment Area thereby eliminating the productive use of at least a 100 foot strip of land through this area of the City not to mention the many other land owners along this route who farm and have homes that will be adversely affected by this project; and

WHEREAS, Alternate Route #3 would utilize much more SCE existing right-of-way and cross over grazing land which would affect only 7 land owners; and

WHEREAS, the City (which qualifies as an economically disadvantaged community) desperately needs the tax revenue to be generated by not only the 100 foot strip, but neighboring properties as well that could provide jobs and services to the residents of the community; and


WHEREAS, the proposed project Route 1 would be detrimental to the property owners developing the sites who would likely now be deterred from locating commercial and industrial development in this area designated for this needed development, and

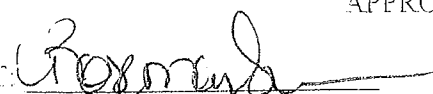
WHEREAS, the siting of power transmission lines along the proposed Route 1 will cut across our City's entrance from State Highway 198 along Farmersville Boulevard marring the view along this proposed scenic entrance to our community forever.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Farmersville that we hereby oppose SCE's Proposed Route 1 and support SCE's Route 3.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Farmersville held on April 14, 2008, by the following vote:

AYES: Santana, Boyer, Hosier, Benavides
 NOES: None
 ABSENT: Rowlett
 ABSTAIN: None

APPROVED: 
 Leonel Benavides, MAYOR

ATTEST: 
 Rosemary Silva, CITY CLERK

2009-08

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FARMERSVILLE IN SUPPORT OF SOUTHERN CALIFORNIA EDISON
ALTERNATIVE ROUTE 3**

WHEREAS, Tulare County faces shortages in supply of electricity in the future; and

WHEREAS, Southern California Edison Company (SCE) supplies electricity to the Tulare County area; and

WHEREAS, SCE proposed to the California Public Utilities Commission a plan and two alternate routes to supply the additional electricity to Tulare County Grid; and the California Public Utilities Commission is recommending variations of the proposed routes

WHEREAS, the PUC suggested routes will still affect valuable farm land and inflict hardship on the farmers as well as reduce jobs to residents of Farmersville, and

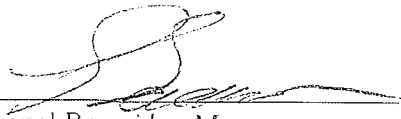
WHEREAS, Alternate Route #3 would use existing right of way and cross over grazing land which would affect only 7 land owners; and

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Farmersville that we hereby continue to support the development of SCE's Route 3.

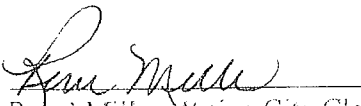
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Farmersville held on February 23, 2009, by the following vote:

AYES: BENAVIDES, BOYER, HOSIER, ROWLETT, SANTANA
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

APPROVED: _____


Leonel Benavides, Mayor

ATTEST: _____


Rehe Miller, Acting City Clerk

Part I: General Plan

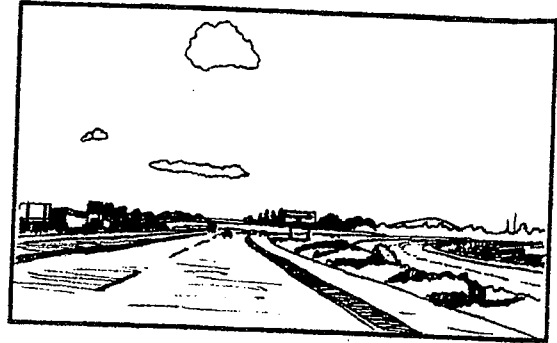
Farmersville General Plan • 2000 - 2025
 Chapter 2: *Land Use Element*

State Highway 198

Highway 198 is Farmersville's "front door" to the world. Daily, thousands of vehicles pass by Farmersville on the highway. A number of these vehicles carry international visitors bound for the scenic wonders of Sequoia National Park.

As the city's front door, the City should try to create as attractive an image as possible. This goal is not only for aesthetic reasons but is also economic. Travelers do not want to stop at a location they perceive as unattractive or unsafe.

Likewise, business owners will not choose to locate their firms in a community that does not appeal to them. Establishing an attractive highway presence can help Farmersville bolster its economic development. The City can also take the opportunity to attract retail commercial businesses (such as an automobile dealership) that prefer a high visibility location along the highway. The sales tax benefits for the City could be significant.



View looking east on Highway 198

Goals, Objectives, Action Plans

- I. **The City shall take actions to establish an attractive development pattern along lands fronting State Highway 198.**
 1. The Land Use Map designates a combination of Highway Commercial and Industrial land uses along the highway.
 2. Require attractive landscape and building designs that will reflect positively on Farmersville.
 - a. Establish a special "Highway 198" overlay zone that incorporates special building, landscaping, screening and signage requirements.
 3. Erect "Welcome to Farmersville" signs at the interchange of Highway 198 and Farmersville Boulevard.
 - a. The City, Chamber of Commerce and to-be-formed Beautification Committee should

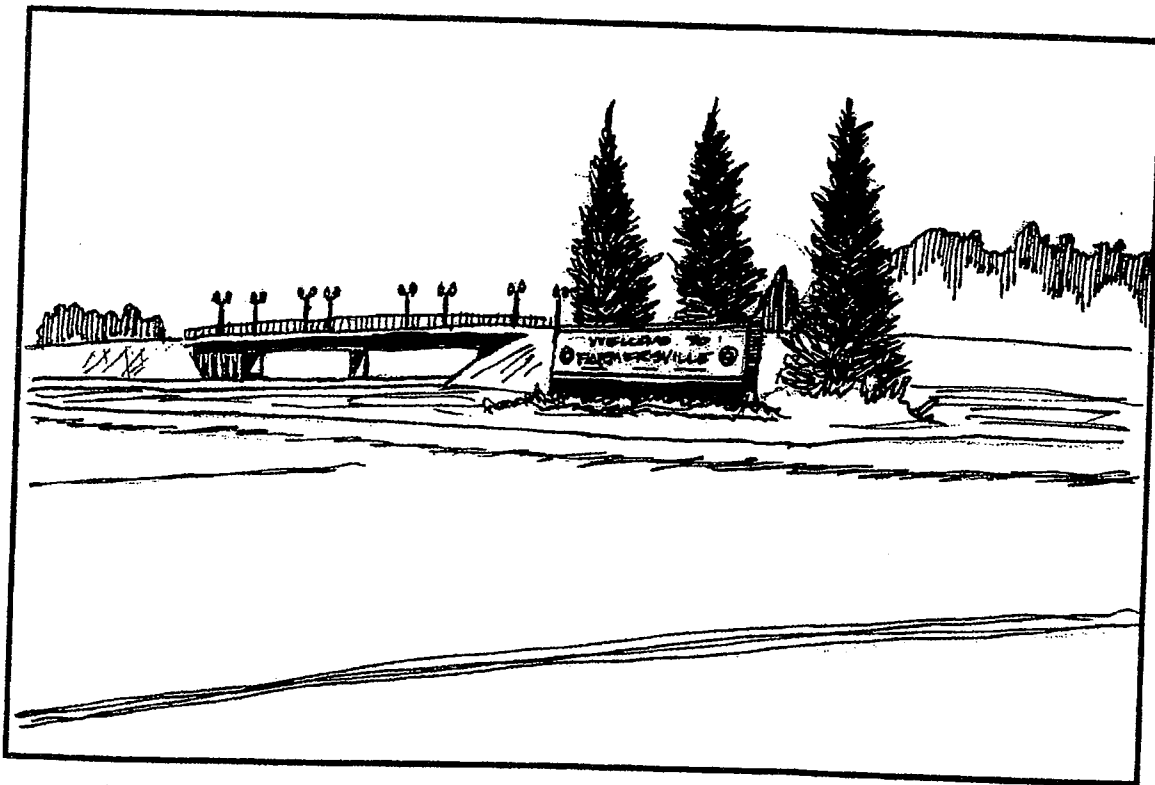
Highway 198 is Farmersville's "front door" to the world. First impressions can "make or break" a community's chances of attracting new development and revenue. . .

Part I: General Plan

Farmersville General Plan • 2000 - 2025
Chapter 2: Land Use Element

work together to design, raise funds and establish community identification signs.

4. Work with Caltrans to establish landscaping within the freeway right-of-way.
5. Work with Caltrans to transform the Farmersville Boulevard overpass bridge into an attractive design element. Antique light poles, black wrought-iron railing and banners could be considered.
 - a. The City Manager should open a line of contact with Caltrans to pursue completion of these objectives.



View of Highway 198/Farmersville Boulevard interchange shows "Welcome to Farmersville" sign, landscaping, and decorative light fixtures on the bridge.

RESOLUTION 2009-56

**BEFORE THE CITY COUNCIL
CITY OF FARMERSVILLE
COUNTY OF TULARE, STATE OF CALIFORNIA.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FARMERSVILLE APPROVING AMENDMENTS TO THE GENERAL PLAN
LAND USE MAP AND THE HIGHWAY 198 SPECIFIC PLAN LAND USE MAP
TO IMPLEMENT OBJECTIVES AND POLICIES OF THE 2002
FARMERSVILLE GENERAL PLAN AND HIGHWAY 198 SPECIFIC PLAN,
AND TO ENSURE CONSISTENCY BETWEEN LAND USE AND ZONING
DESIGNATIONS.**

WHEREAS, the 2002 Farmersville General Plan includes a variety of policies encouraging the City to take steps to strengthen Farmersville's commercial and industrial areas, and

WHEREAS, one of the General Plan's recommendations is for the City to create a highway commercial zone district, with special standards relating to permitted uses and property development, including landscaping, screening and quality design, and

WHEREAS, land uses permitted in the highway commercial zone are those geared to the traveling public, such as restaurants, service stations, lodging, retail commercial and related complementary uses, and

WHEREAS, both the General Plan Proposed Land Use map and the Highway 198 Specific Plan Land Use Map also designate a number of other parcels in the area of north Farmersville with specific land use designations, and the zoning needs to be changed to ensure that zoning and land use designations are consistent, as required by State law, and

WHEREAS, upon further review and analysis, it is also appropriate to amend the General Plan and Highway 198 Specific Plan land use designations of several affected parcels as shown on Map 1, and

WHEREAS, the City has prepared the text of a new Highway Commercial (C-H) zone and is in the process of adopting this zone, and

WHEREAS, the City has conducted a workshop on this issue to solicit input from affected properties and businesses and the Planning Commission, and

WHEREAS, the Planning Commission conducted a public hearing on April 15, 2009 and voted unanimously to recommend approval of the land use and zoning amendments, as well as adoption of the Highway Commercial zone, and

WHEREAS, affected property owners, and property owners within 300 feet of the proposed land use amendments and zone changes were notified of the City Council meeting and a public hearing notice was published ten (10) days prior to the City Council's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding on the project, and

WHEREAS, the City Council held a public hearing on the land use amendment and zone changes and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the City Council, after considering all the evidence presented, determined the following findings were relevant in evaluating these amendment requests.

1. The City has previously prepared Draft and Final Environmental Impact Reports for the 2002 Farmersville General Plan and a Mitigated Negative Declaration for the Highway 198 Specific Plan . A review of these documents shows that they adequately analyze potential impacts of the proposed land use and zoning amendments. The Draft and Final EIR and Mitigated Negative Declaration are hereby adopted for purposes of these land use and zone amendments.


2. The affected parcels are within Farmersville's ultimate sewer, water and storm drainage service areas.

3. The proposed amendments will not have an adverse impact on the health, safety or welfare of surrounding residents or on the community.

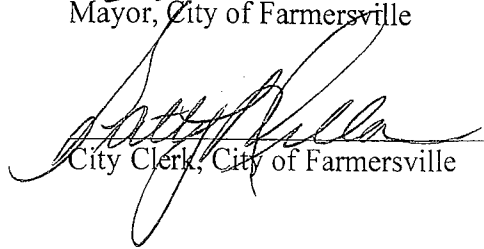
BE IT FURTHER RESOLVED that the City Council hereby approves General Plan Amendment 2009-01 and Highway 198 Specific Plan Amendment 2009-01, as shown on Map 1.

The foregoing resolution was adopted upon a motion of Council member Boyer, second by Council member Santana at a regular meeting of the Farmersville City Council on May 11, 2009, by the following roll call vote:

AYES: 4 Benavides, Hosier, Santana, Boyer
NOES: 0
ABSTAIN: 0
ABSENT: 1 Rowlett



Mayor, City of Farmersville



City Clerk, City of Farmersville

ORDINANCE NO. 448

**AN ORDINANCE OF THE CITY OF FARMERSVILLE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 319 AS AMENDED,
OF THE CITY OF FARMERSVILLE, RELATING TO THE CLASSIFICATION
OF THE ZONE OF PARTICULAR PARCELS OF REAL PROPERTY**

The City Council of the City of Farmersville does ordain as follows:

SECTION 1. Sections 17.12.020 and 17.12.030 of the Municipal Code of the City of Farmersville, are amended by changing the Zoning Map to redesignate 13 parcels situated in the northern part of Farmersville, to various commercial and industrial zoning designations as shown on Map 1, and listed as follows:

<u>Assessor Parcel Number</u>	<u>Proposed Zoning</u>
111-190-002	C-H (Highway Commercial)
111-190-017	C-H (southerly 12.3 acres only)
111-190-028	C-H (Highway Commercial)
111-190-029	C-H (Highway Commercial)
111-190-030	C-H (Highway Commercial)
128-250-013	P/QP (Public/Quasi-Public)
128-250-016	C-H (Highway Commercial)
128-250-019	C-H (Highway Commercial)
128-250-020	C-H (Highway Commercial)
128-250-021	C-H (Highway Commercial)
128-260-011	I (Industrial)
128-260-012	C-G (General Commercial)
128-260-013	C-G (General Commercial)

The parcels are generally located on both the west and east sides of Farmersville Boulevard, south of State Highway 198, as shown on Map 1.

SECTION 2. Severability. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, as if such invalid portion thereof had been deleted.

SECTION 3. This ordinance shall take effect thirty (30) days after its passage.

SECTION 4. The City Clerk is hereby ordered and directed to certify the passage of this Ordinance and to cause the same to be published once in a newspaper of general circulation, published in the County of Tulare.

I hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Farmersville held on the 11th day of May, 2009, and passed and adopted at a Regular meeting of the City Council held on the ____ day of May, 2009, by the following vote:

AYES:

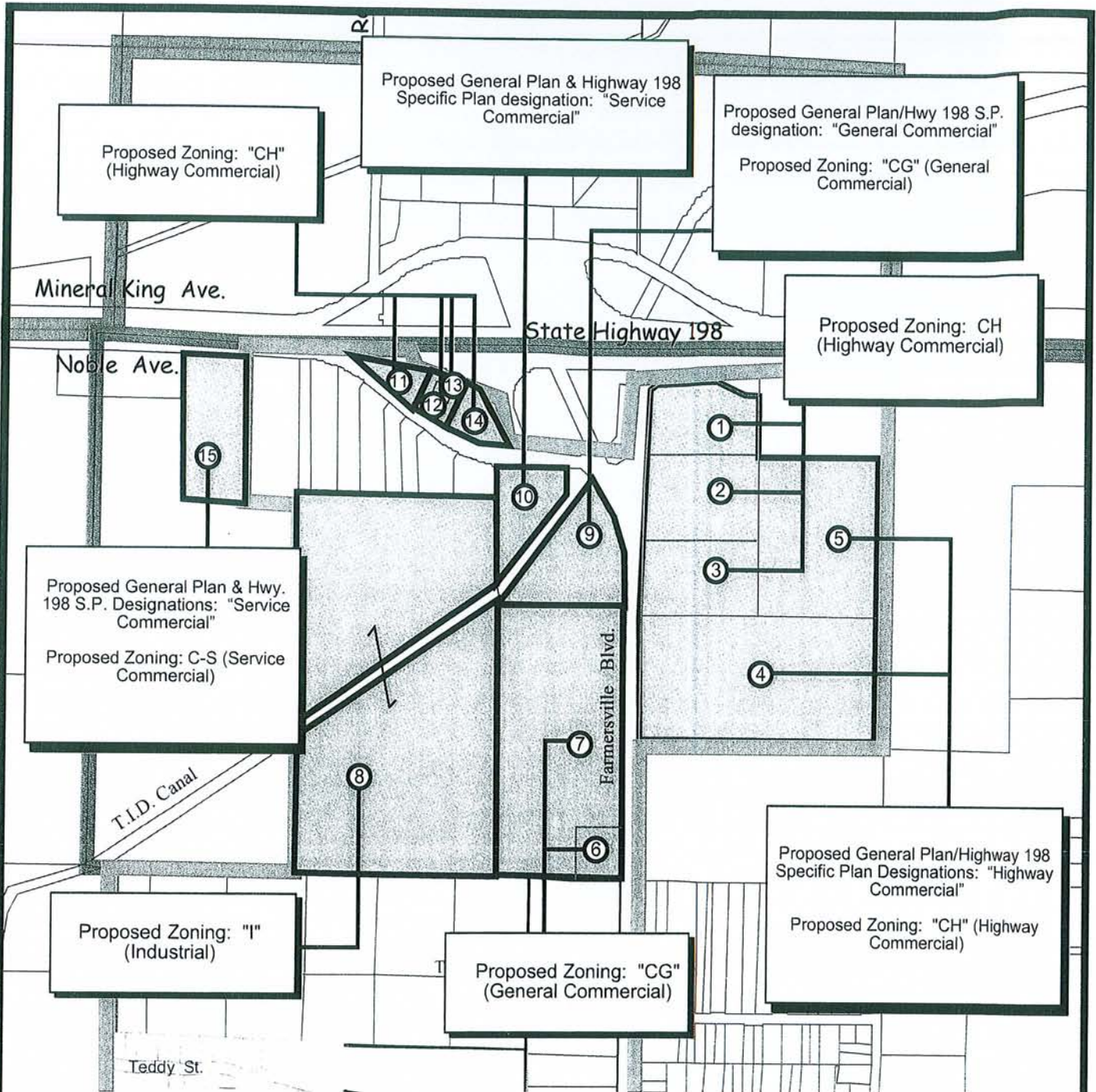
NOES:

ABSTAIN:

ABSENT:

Leonel Benevidez, Mayor
City of Farmersville




Rene Miller, City Manager
City of Farmersville



Proposed Land Use Amendments and Zone Changes in north Farmersville

(proposed amendments to the Farmersville General Plan Land Use Map, the Highway 198 Specific Plan Land use Map, and the Farmersville Zoning Map)

⑥ Parcel numbers are keyed to description in staff report

-  City limits
-  Urban Development Boundary
-  Urban Area Boundary

City of Farmersville

Map 1



500 0 500 1000 Feet

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2 MOSES DIAZ, SBN 224572
3 **FARLEY LAW FIRM**
4 108 West Center Avenue
5 Visalia, California 93291
6 Telephone: 559-738-5975
7 Facsimile: 559-732-2305

8 Attorneys for CITY OF FARMERSVILLE

9
10 **BEFORE THE PUBLIC UTILITIES COMMISSION**
11 **OF THE STATE OF CALIFORNIA**
12

13
14 In the Matter of the Application of SOUTHERN
15 CALIFORNIA EDISON COMPANY (U 338-E)
16 for a Certificate of Public Convenience and
17 Necessity for the San Joaquin Cross Valley Loop
18 Transmission Project.

Application 08-05-039
(Filed May 30, 2008)

19
20 **PREPARED TESTIMONY OF THE CITY MANAGER**
21 **OF THE CITY OF FARMERSVILLE**
22

23 I, René Miller, hereby declare as follows:

24 I am the City Manager of the City of Farmersville (“City”) and have served in that
25 capacity since 2004. Prior to that, I worked as the City’s Finance Director. A true and correct
26 copy of my qualifications is attached hereto as **EXHIBIT A**, and is fully incorporated herein.

27 The statements in this document are true of my knowledge, except as to matters which are
28 herein stated on information and belief, and as to those matters, I believe them to be true.

The City appreciates the opportunity to provide testimony in the San Joaquin Valley Loop
Project proposed by Southern California Edison (SCE). The City understands SCE’s contention
that the project is necessary to provide safe and reliable electrical service and increase
transmission capacity within the service area. The City supports the project’s overall objectives
the City does not support Alternatives 1, 2 and 4.

The City continues to support PROTECT AGRICULTURE COMMUNITIES
ENVIRONMENT (P.A.C.E.) in recommending Alternative 3 with mitigation of the vernal pools

1 at the Stone Coral Ecological Reserve. The City believes Alternative 3 is the superior option
2 based upon the fact that it would result in the least impacts on agriculture and has no negative
3 impact on the City of Farmersville's economic and cultural interests.

4 The City is supportive of SCE's expansion of electrical services to the San Joaquin Cross
5 Valley Loop. However, the City is not supportive of SCE's Proposed Project Alternative 1,
6 which would impede and virtually obstruct the proposed and future industrial and commercial
7 development slated for the Farmersville Industrial/Commercial Park projects located at Highway
8 198 and Farmersville Blvd., (approximately 111+/- acres). Without this Industrial/Commercial
9 Park the City would stand to lose over \$500,000 annually in sales tax revenues, over \$186,500
10 annually in property tax revenues and over 925 new jobs, all of which are critical to the
11 operations and revitalization of Farmersville. The City has a population of approximately
12 10,500, is 72% Hispanic and has a median household income of \$27,682.

13 **INVESTMENT IMPACT**

14 The commercial acreage will consist of a regional shopping center with the potential of
15 providing new property tax revenue for local government, over \$500,000 in new sales tax and
16 over 425 new jobs created initially. The City is currently negotiating with a company to develop
17 this site. In addition, initially approximately \$140,000.00 in new property tax revenues will be
18 generated.

19 After development, the Industrial Park is projected to have an additional direct impact of
20 approximately 500 new higher-skilled and higher wage jobs and will result in approximately
21 \$42.25 million in private investments. Approximately \$46,500 in new and additional property
22 tax revenues would be generated and an additional undetermined amount of revenues from sales
23 tax from expenditures by companies who relocated into the proposed Industrial Park from
24 locations other than Farmersville.

25 The present downturn in the economy has reduced the City's property tax revenue by 11%
26 for the 2009/10 fiscal year and an anticipated 25% for the 2010/11 fiscal year. The City
27 presently has no major retail outlet to generate sales taxes. The City's sales tax allocation was
28 slightly more than \$300,000 for the 2007/08 fiscal year and less thereafter. The State Board of

1 Equalization is anticipating a reduction of 25% of Sales Taxes for the 2008/09 fiscal year. The
 2 cumulative effect of these reductions will amount to the laying off of 3 or 4 police officers and
 3 additional reductions in services. This constitutes a reduction of 25% of the City's sworn police
 4 officers.

5 The City is forced to obtain grants to pay for the animal control officer and the code
 6 enforcement officer. The City has even used grant money to pay for a police officer. Without
 7 the grants the City would have to forego these services. A regional shopping center and business
 8 park would generate additional tax revenues that would fund these critical services. It would
 9 further allow the City to manage recreation activities that improve the health and well being of
 10 the entire community.

11 Presently, the City can only budget \$7,000 annually to fund recreational activities. The
 12 City has 19 acres of developed park land and it costs \$247,000 to properly maintain the parks.
 13 However, the City can only afford to budget \$141,000. The City has obtained property to build a
 14 Sports Park with sufficient fields to allow City youth sports, but the cost to maintain the Sports
 15 Park alone projected to be \$320,000. The City cannot possibly consider even grants to build the
 16 Sports Park until the City can afford to fund the maintenance of the park.

17 The residents of the Community of Farmersville value being productive individuals.
 18 Presently, the economy has left our community with a 17.8% unemployment rate. Many of our
 19 residents need training and more education. New jobs that would be created with the anticipated
 20 regional shopping center and business/industrial park would give the residents an opportunity to
 21 be those productive residents.

22 The Proposed Project would divide the City by the creation of a 100-foot wide physical
 23 swath of undeveloped land and visual obstruction through the City of Farmersville existing City
 24 Limits and Urban Development Area. It would also deprive the community of critical frontage
 25 along Highway 198 which would be devastating to commercial projects already in the planning
 26 stages. The project would thwart the City's efforts to achieve a well-planned and self-sufficient
 27 community that supports efficient development and respects the aesthetic values of its citizens,
 28 as expressed in the Farmersville General Plan Land Use, Circulation, Conservation/Open Space,

1 Parks and Recreation Elements adopted November, 2002 and the City of Farmersville Highway
2 198 Corridor Specific Plan adopted in 2003.

3 HISTORY

4 The City of Farmersville is located in Tulare County in the heart of central California and
5 is at the base of the Sierra Nevada mountain range, which is home to Sequoia National Park and
6 Forest. Farmersville is the third oldest community in Tulare County, dating back to the early
7 1850's and has a population of more than 10,500 residents of which 72% are Hispanic.

8 Less than 3,900 people are employed within Farmersville, however, it continues to have
9 one of the highest unemployment rates among cities within Tulare County at 17.8%.

10 Farmerville has diligently pursued the development of an industrial park located at the
11 northeast section of town near Highway 198. The industrial part will provide 60+/- acres of
12 developable property for medium-to-large size businesses. The parcels will vary in size from 1
13 acre to 5 acres with some conducive to service commercial businesses as well as industrial.

14 Tulare County is one of the most economically distressed areas in California. In 1998,
15 the State created and designated a Targeted Tax Area within Tulare County (the only one in the
16 State) to provide tax incentives to the entire region to alleviate the high rate of poverty and
17 unemployment. While the region has experienced some growth in employment and income
18 levels within the past few years, it has also been hit hard economically in the past twelve months.
19 In early 2007, the region was plagued by one of the most devastating freezes in history resulting
20 in the loss of approximately 75% of the citrus crop, resulting in major job losses. Farmersville's
21 population is predominantly employed in the agriculture industry. Additionally, the near-total
22 halt in construction activity has also resulted in job losses. The unemployment rate for the entire
23 county is 14.3% and 17.8% within the City of Farmerville, according to State of California
24 Employment Development Department.

25 The most recent poverty data (2005) shows 23.2% of the Farmersville population are in
26 poverty and the per capita income is \$12,000 less than the nationwide average (STATS Indiana
27 Business Research Center). The City of Farmersville, while having a centralized location within
28

1 the County, has struggled to foster economic development due to its small size, lack of revenue
 2 sources that other cities within the region have and its low income status.

3 **LAND USE, PLANNING AND POLICIES**

4 The City has been strategically planning on the development of the Highway 198 Corridor
 5 since 2003, when it adopted a specific plan for the area and has been targeting investments in
 6 major infrastructure improvements to be able to serve the impending industrial park. Businesses
 7 in the industrial park as well a training center will improve the job opportunities for the City's
 8 residents.

9 The Proposed Project is entirely inconsistent with Farmersville's Land Use, Planning and
 10 Policies. Farmersville's planning policy documents are designed to promote development that
 11 follows Smart Growth principles with efficient use of land and that fosters an aesthetic quality
 12 for the community that will promote community pride and create a positive environment for
 13 economic prosperity.

14 The Proposed Project will displace 15+ acres of prime commercial and industrial land,
 15 requiring expansion of development boundaries, likely to be on Prime Agricultural land. The
 16 visual impact of the Proposed Project will deter the ability to attract consumers and create a
 17 positively aesthetic entrance to Farmersville from Highway 198.

18 Specifically, the following is a list of Farmersville's official goals and policies that are in
 19 conflict with the Proposed Project:

20 **Farmersville General Plan:**

21 *Goals, Objectives and Policies*

- 22 • Create a community that portrays an image that is progressive and energetic
- 23 • Promote commercial development that is attractive
- 24 • Protect and preserve natural resources, such as farmland, air and water quality and
 25 native vegetation while facilitating growth of the community
- 26 • Foster an attractive, clean and well-maintained community
- 27 • Ensure that adequate land exists for future commercial and industrial development

- 1 • The City shall take actions to establish an attractive development pattern along
2 lands fronting State Highway 198

3 The City of Farmersville Highway 198 Corridor Specific Plan provides for two storm
4 drainage park/ponds within the planning area. The plan states that “All ponding basins shall be
5 multi-use whenever possible...” The Proposed Project bisects the park/pond located north of
6 Avenue 291, between Farmersville Blvd. and Road 168, with the 100 foot wide transmission line
7 right-of-way. This will potentially cause a loss of recreational opportunity.

8 Currently there are 45 acres of property planted in walnut trees and 19 acres are fallow in
9 the Industrial Park. There is a wide irrigation canal that cuts diagonally through the property.
10 This canal must be left open and a bridge is necessary to allow traffic to cross between the north
11 and south areas of the property. There is a water retention pond on property adjacent to the
12 industrial park. The City of Farmersville developed a specific plan for this area that entitled the
13 general configuration and intensity of development within the area. The City’s general plan
14 provided environmental analysis for the various land uses and the specific plan had separate
15 environmental review.

16 **AESTHETICS**

17 The Proposed Project would traverse through Farmersville’s existing City Limits and
18 Urban Area Boundary to the complete east-west extent. Negative visual of the views would be
19 experienced by the nearby residents and residents of Farmersville as they work, play, go to
20 school and go about their daily activities in their homes and throughout the community would be
21 apparent.

22 These negative views of the poles and lines would be apparent from the major residential
23 subdivisions in proximity of the Proposed Project, specifically those located on the west side of
24 Farmersville, north of Walnut Avenue as well as Farmersville High School. The Proposed
25 Project would also cause a substantial alteration to the viewshed to the community as a whole.

26 The visibility of the Proposed Project from points of high concentrations of people in the
27 community is apparent. The new proposed towers and lines are vastly more visual than the
28 existing wooden poles along the left side of Farmersville Blvd. The Proposed Project consisting

1 of a series of structure 120 to 160 feet tall connected with transmission lines would create a
2 visual band in the skyline across the entire east-west extent of the community. The existing
3 wood utility poles along roadways would not obscure the visual impact of the Propose Project.

4 Liberty Park, located on the north side of Teddy Ave., west of Farmersville Blvd is
5 located less than 2000 feet from the proposed project and clearly there would be unobstructed
6 views of the Proposed Project to users of the park facility.

7 The Proposed Project will become the visual backdrop of the community. The
8 predominant visual feature entering the city from Highway 198 will be the transmission lines.
9 The predominant visual feature for those living/working south of the Proposed Project will be
10 the transmission lines which will obscure the scenic vista of the Sierra Mountains.

11 **AGRICULTURE RESOURCES**

12 The Proposed Project would displace 15+ acres of planned urban development, as the
13 transmission lines, as proposed, would bisect land designated for Industrial and General
14 Commercial land use. This estimate of displace land does not take into consideration the land
15 designated for urban development that would be lost due to inefficiencies of land development
16 that would occur associated with impacts of 100 feet of transmission line right-of-way cutting
17 through parcels possibly making properties difficult to develop and inefficiencies of providing
18 utilities and infrastructure and local/collector road systems in order to avoid
19 requirements/restrictions of intrusion into the right-of-way. Nor does this estimate address the
20 increased pressures to expand the Urban Development Boundary and City Limits to provide land
21 eligible for development more distant to the location of the lines, as it is likely preferred
22 development sites will not be those directly adjacent to the power lines.

23 Land that is designated for urban use that would be displaced by the Proposed Project
24 would need to be replaced elsewhere. Soils in and around Farmersville are considered "Prime
25 Farmland". Expansion of development boundaries to accommodate the Urban Land lost due to
26 impacts associated with the Proposed Project will lead to the permanent reduction of agricultural
27 lands.

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MD/07172009 - Farmersville - Prepared Testimony-1.doc

559-738-5975
559-732-2305 (fax)
Attorneys for CITY OF FARMERSVILLE.

EXHIBIT A

Cathey René Miller
City Manager
City of Farmersville, California

EDUCATION:

Tokay High School, Lodi California – 9/1971 to 6/1975 –Graduated
Stanislaus State University, Turlock, California – 9/1975 to 12/1979
Bachelor of Arts Degree Concentration Accounting

LICENSES:

California Certified Public Accountant – 1983 – Inactive Status as of March, 2005,
License Number #38125e

WORK EXPERIENCE:

City of Farmersville – City manager – 11/2004 to Present
Managing activities in the City and 36 employees.

City of Farmersville – Finance Director – 9/2003 to 11/2004
Responsible for \$8 million dollar budget, managed accounting department, and prepared financial statements for audit.

M. Green & Company LLC – Manager and staff CPA – 2/1992 to 9/2003
Managed Audits and audit teams, prepared reports, prepared various tax returns.

Donn Doss, Certified Public Accountant – Staff CPA – 2/1983 to 2/1992
Performed audits, prepared tax returns, and financial consulting with clients

College of Sequoias – Adjunct Faculty - 9/1991 to 5/1992
Taught Financial accounting and Managerial Accounting.

Riesenbeck Crane & Rich, Certified Public Accountants – Staff Accountant – 12/1979 to 2/1982.
Worked on audits, prepared monthly bookkeeping and financial statements for clients and prepared various tax returns.

Previous experience upon request.

VOLUNTEER ACTIVITIES:

Soroptomist Club – Hanford California – 1989 to 1992

PTA – Visalia California
Local School Unit Treasurer 1993 to 1996
District Treasurer 1994 to 1998
District Auditor 1998 to 2003

Grace Community Church – teacher – 1987 to present.

Farmersville Kiwanis – Secretary – 2007 to present

1 MICHAEL L. FARLEY, SBN 76368
2 MOSES DIAZ, SBN 224572
3 **FARLEY LAW FIRM**
4 108 West Center Avenue
5 Visalia, California 93291
6 Telephone: 559-738-5975
7 Facsimile: 559-732-2305

8 Attorneys for CITY OF FARMERSVILLE

9 BEFORE THE PUBLIC UTILITIES COMMISSION
10 OF THE STATE OF CALIFORNIA
11
12

13 In the Matter of the Application of SOUTHERN
14 CALIFORNIA EDISON COMPANY (U 338-E)
15 for a Certificate of Public Convenience and
16 Necessity for the San Joaquin Cross Valley Loop
17 Transmission Project.

18 Application 08-05-039
19 (Filed May 30, 2008)

20 **CERTIFICATE OF SERVICE**

21 [Rule 1.9(d), CPUC Rules of Practice and Procedure/]

22 I, the undersigned, declare and state as follows:

23 I am employed in Tulare County and over eighteen (18) years of age. I am not a party to
24 the within entitled action. My business address is 108 West Center Avenue, Visalia, California
25 93291. On the date listed below, I caused the following document(s), all of which were produced
26 on recycled paper, to be served in the manner hereafter indicated:

- 27 1. **PREPARED TESTIMONY OF THE CITY MANAGER OF THE CITY OF FARMERSVILLE.**
- 28 2. **CERTIFICATE OF SERVICE.**

BY MAIL: For each party with no e-mail address is listed, I placed the original
and/or a true copy(ies) thereof enclosed in sealed envelope. I deposited such
envelope in the U.S. mail at the City of Visalia, State of California, with first-class
postage thereon fully prepaid.

BY FACSIMILE TRANSMISSION: I transmitted via facsimile a true copy thereof to
the addressee at facsimile number:

BY ELECTRONIC MAIL (EMAIL): At 4:30 A.M.(P.M.) on the date listed
below, I transmitted via the Internet, from kfike@farleylawfirm.com without any
report of error, a true copy thereof to the following e-mail address(es):

1 **BY OVERNIGHT DELIVERY:** I deposited the original and/or a true copy(ies)
2 thereof into envelope(s) or package(s) designated by the overnight delivery carrier with
3 delivery fees fully prepaid or provided and:

4 deposited such envelope(s) or package(s) in a facility regularly maintained
5 by the overnight delivery carrier; or

6 delivered such envelope(s) or package(s) to an authorized courier or driver
7 authorized by the overnight delivery carrier to receive documents

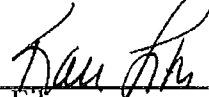
8 **PERSONAL SERVICE:** By causing delivery by hand on July ____, 2009 to the
9 following person at the address shown:

SERVICE WAS DIRECTED TO:

See attached Service List.

10 I declare, under penalty of perjury under the laws of the State of California, that the
11 foregoing is true and correct.

12 Executed on July 17, 2009, at Visalia, California.

13 
14 _____
Kari Fike

15 MD/Farmersville - Certificate of Service.doc

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 Last Updated on 23-JUN-2009 by: JVG
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