

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090149

Project Title: Chandler Grove Master Plan and Annexation Project

Lead Agency: City of Tulare

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Project Location: Tulare Tulare
City County

Project Description (Proposed actions, location, and/or consequences).

The approximately 231-acre Project site is currently located within the western portion of unincorporated Tulare County (County) but would be annexed to the City of Tulare (City) as part of the Project. The Project site is located on the northeast corner of Bardsley Avenue and Oakmore Street. The Project consists of a mixed-use development on approximately 231 acres of active agricultural land in Tulare County, California. The Project includes dedicating 10.3 acres of perimeter right-of-way leaving approximately 220 acres for development. Once developed, the proposed Project site would include approximately 1,197 total units of low, medium, and high-density residential (163.1 acres), a central park (14.1 acres), a neighborhood commercial center (10.8 acres), a school (4.9 acres), and a community center (0.78 acres). Parks would act as natural areas, provide stormwater detention, and include playgrounds, plazas and shelters, open turf areas for field sports, as well as trails for recreation. Trails throughout the site would connect to the school, parks, community center and the commercial center. An open irrigation canal currently passes through the property from the north to the south and would be piped underground within the same general alignment during Project development and flow through the channel would not be changed. The Project is proposing approximately 364 units of low-density single-family units, 281 units of medium density single-family units and townhomes, and 552 high density apartments. The Project also includes annexing approximately 863 acres into the City of Tulare, including the 231-acre Project site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially Significant Effects include the following resource areas: agricultural and forestry resources, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards, hazardous materials, minerals, noise, and transportation.

Mitigation Measures (MM) implemented to reduce potential impacts would include: MM-AG-1, MM-AG-2, MM-AQ-1 through MM-AQ-5, MM-BIO-1 through MM-BIO-12, MM-CUL-1 through MM-CUL-4, MM-GEO-1, MM-GHG-1 through MM-GHG-6, MM-HAZ-1, MM-HAZ-2, MM-MIN-1, MM-NOI-1, and MM-TRA-1.

However, while the Project would implement MM-AG-1 and MM-AG-2 to reduce potential impacts to agricultural and forestry resources (conflict with existing zoning for agricultural use, or Williamson Act contract, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. MM-AQ-1 through MM-AQ-5 and MM-GHG-1 through MM-GHG-6 to reduce potential impacts, impacts to air quality (conflict/obstruct implementation of the applicable air quality plan, cumulatively considerable net increase of any criteria pollutant, and cumulative effects), and greenhouse gas emissions (green house gas emissions, directly or indirectly, that may have a significant impact on the environment and cumulative effects) impacts would be significant and unavoidable. In addition, the Project's impact related to transportation (an increase in hazardous conditions), and therefore, these improvements cannot be assumed to be in place prior to the Project's occupancy, and impacts would be significant and unavoidable even with the incorporation of MM-TRA-1.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Concerns regarding agriculture and forestry resources, air pollution, cultural resources, tribal cultural resources, hazardous materials, mineral resources, and transportation (public)

Provide a list of the responsible or trustee agencies for the project.

- Tulare County LAFCO
- California Department of Transportation
- California Department of Fish and Wildlife
- California Department of Transportation
- Central Valley Regional Water Quality Control Board
- San Joaquin Valley Air Pollution Control District