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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 #: _____

Project Title: Lago Subdivision

Lead Agency: City of Tulare

Contact Name: Steven Sopp

Email: ssopp@hotmail.com Phone Number: 5596844216

Project Location: Tulare (*City*) Tulare (*County*)

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

iThe proposed project site is within the City of Tulare. The proposed project involves the development of 125 single-family residential units on 14.06 acres. The typical lot size for the proposed project is 2,880 SF (32 ’ x 90 ’). Homes will include both single and two car garages. The project will require a general plan amendment to change the land use designation from Community Commercial to Low Density Residential, a rezone of the site from C-3 (Retail Commercial) to R-1-4(Small Lot Residential), and a Specific Plan amendment to amend the Del Lago Specific Plan land use designation for the project site from Community Commercial to Single Family Residential and to add development standards specific to the proposed project which do not adhere to the R-1-4 zoning designation..
The proposed project would result in on-site infrastructure improvements, including new local residential streets and new and relocated utilities. The proposed project would include ROW dedications and street improvements, including frontage improvements on Cartmill Avenue, Mooney Blvd, and Ribolla Avenue.

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 impact to biological resources mitigated with implementation Mitigation Measures BIO-1a through BIO-2c consisting of pre-construction surveys if construction is to occur uring predescribed time periods, requirement to provide buffers if any nests are found during preconstruction surveys. Potentially significant impacts due to unanticipated discovery of cultural resources or human remains during excavation, mitigated by Mitigation Measures CUL-1 and CUL-2 requiring stopping work and contacting a qualified archaeologist, County Coroner, or Native American Heritage Commission, as required. Potentially significant impacts due to potential presence of environmentally persistent pesticides, mitigated by Mitigation Measure HAZ-1 requiring a soils report and investigation following DTSC's 2008 Interim Guidance for Sampling Agricultural Properties.
Potentially significant impacts to water quality mitigated by implementation of Mitigation Measures HYD-1 through HYD-3 developing an NOI for discharge, SWPPP, and Development Maintenance Manual for stormwater.
Potentially significant impacts to tribal cultural resources mitigated by implementation of Mitigation Measures TCR-1 through TCR-3, requiring stopping work and contacting a qualified archaeologist, County Coroner, or Native American Heritage Commission.

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

No known controversy.

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

Air Resources Board, San Joaquin Valley Unified Air Pollution Control District
California Department of Fish & Wildlife Region #4, United States Fish & Wildlife Service
Regional Water Quality Control Board Region #5
California Department of Transportation District #6