

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: Valov Subdivison

Lead Agency: City of Tulare

Contact Name: Jonathan Coelho

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Project Location: Tulare Tulare
City *County*

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

The Valov Subdivision Project proposes the construction of 159 single-family residential units 2,160 feet northeast of West Paige Avenue and South Pratt Street. The project plans subdivide 29.41 acres of vacant land into 159 lots that are a minimum of 5,000 square feet each. The proposed project would result in on-site infrastructure improvements, including improvement of new city streets within the subdivision. Construction is proposed over two phases. The first phase will construct 88 homes, the second phase will construct 71 homes. Construction is to begin in 2025 and continue as market conditions permit.

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

BIO-1 (Construction Timing) Schedule construction outside the avian nesting season (February 1-August 31) if feasible;
BIO-2 (Pre-Construction Surveys) Conduct a biological survey 7 days prior to construction and within specified radius;
BIO-3 (Avoidance of Active Nests) the biologist shall determine buffer zones and they will be identify by flaggings or fences;
CUL-1, If cultural resources are discovered then work shall be stopped and a qualified archaeologists shall be consulted
CUL-2, If human remains are discovered then the Tulare County Coroner and Native American Heritage Commission shall be notified.
GEO-1, Work will stop and a qualified paleontologist shall be notified if paleontological resources are discovered during construction.
HYD-1, A Notice of Intent shall for discharge will be submitted by the applicant prior to any grading or construction permits.
HYD-2, Applicant shall require the building contractor to prepare and submit a Storm Water Pollution Prevention Plan to the city 45 days prior to construction. There will be routine motoring for erosion and dust control.
HYD-3, Develop a Development Maintenance Manual for the project and maintenance of storm-water facilities.

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 controversies

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