NOTICE OF PREPARATION

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

From: Steven Sopp, Principal Planner
City of Tulare
411 East Kern Ave.
Tulare, CA 93274
(559) 684-4223

Subject: Notice of Preparation of an Environmental Impact Report (EIR) and Scoping Meeting for the F and C Farming Annexation Project

Date: August 22, 2024

City/County Location: City of Tulare, Tulare County

Applicant: San Joaquin Valley Homes

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Tulare (City) will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

The Project proposes the construction of 556 single-family residential units and a 5.47-acre central park and pond on parcels 172-010-021, 172-010-022, and 184-020-010 as well as annexation of the 140.32-acre site into the City of Tulare. The 140.32-acre Project site is currently under Tulare County jurisdiction but has been included in the City of Urban Development Boundary according to the 2035 City of Tulare General Plan. The County has zoned the site as Exclusive Agriculture 20-Acre and 40-Acre minimum (AE-20, AE-40), and the City of Tulare has designated the site as Residential Estate (2.1-3 D.U./acre) and Rural Residential (0-2 D.U./acre). The applicant is proposing to pre-zone the majority of the subject property to R-1-5 Single-Family Residential, 5,000 sq. ft. minimum lot area zoning designation with an approximately 7.8-acre remainder to be zoned Rural Residential. The proposed pre-zoning will become effective upon annexation of the Project site into the City of Tulare.

The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, including the extension of North Oakmore Street. Morrison Street and Prosperity Avenue will be widened to their full planned right-of-way and curb, gutter, and sidewalk will be installed. The Project would not require

demolition of any anchored structure, but there are approximately 33.9 acres of agricultural high tunnels that will be removed prior to construction. The construction of the Project will be in five phases.

The proposed Project site is located on the Southeast corner of Prosperity Avenue and Morrison Street within the City of Tulare Urban Development Boundary and Spere of Influence and the unincorporated area of Tulare County. The site is West of Road 126, East of Morrison Street, and South of Prosperity Avenue. The site is topographically flat and is bounded by agricultural uses to the South and East, single-family housing to the North, and a single-family subdivision that is currently under construction to the West. The property was used for irrigated row crops until recently. Currently the Project Area is partially covered with a tarp or is bare ground after row crop removal, with annual grasses and herbaceous weeds in portions where there is no tarp cover. A small portion of the property is used for potted blueberry cultivation. The site also contains an on-site irrigation water supply, which includes a 0.5-acre pump station pond.

Discretionary actions for this project would include approval of a tentative subdivision map, zone amendment (pre-zoning for anticipated annexation), general plan amendment, and annexation of the property from the County of Tulare to the City of Tulare.

Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Agricultural Resources, Greenhouse Gas Emission, Transportation, and Mandatory Findings of Significance. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

PUBLIC SCOPING

The EIR will consider potential environmental effects of the proposed project to determine the level of significance of the environmental effect and will analyze these potential effects to the detail necessary to make a determination on the level of significance. Those environmental issues that have been determined to be less than significant will have a discussion that is limited to a brief explanation of why those effects are not considered potentially significant. In addition, the EIR may also consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. Comments that are provided during the NOP scoping period will be included as part of the administrative record for the project and will be appropriately addressed in the EIR.

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Specifically, we are requesting the following:

1. If you are a public agency, state whether your agency will be a responsible or trustee agency for the proposed project and list the permits or approvals from your agency that will be required for the project and its future actions;

2. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;

3. Describe special studies and other information that you believe are necessary for the City of Tulare to analyze the significant environmental effects, alternatives, and mitigation measures you have identified;

4. For public agencies that provide infrastructure and public services, identify any facilities that must be provided (both on- and off-site) to provide services to the proposed project;

5. Indicate whether a member(s) from your agency would like to attend a scoping workshop/meeting for public agencies to discuss the scope and content of the EIR's environmental information;

6. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments.

Due to the limits mandated by State law, your response must be sent and received by the City of Tulare by the following deadlines:

- For responsible agencies, not later than 30 days after you receive this notice.
- For all other agencies and organizations, not later than 30 days following the publication of this Notice of Preparation. The 30-day review period ends September 24, 2024

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

A responsible agency, trustee agency, or other public agency may request a meeting with the City of Tulare or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. A public scoping meeting will be held during the public review period as follows:

- **Thursday, September 11, 2024 from 4:00 pm to 6:00 pm**
  Olympic Room
  Tulare Public Library
  475 North 'M' Street
  Tulare, CA 93274

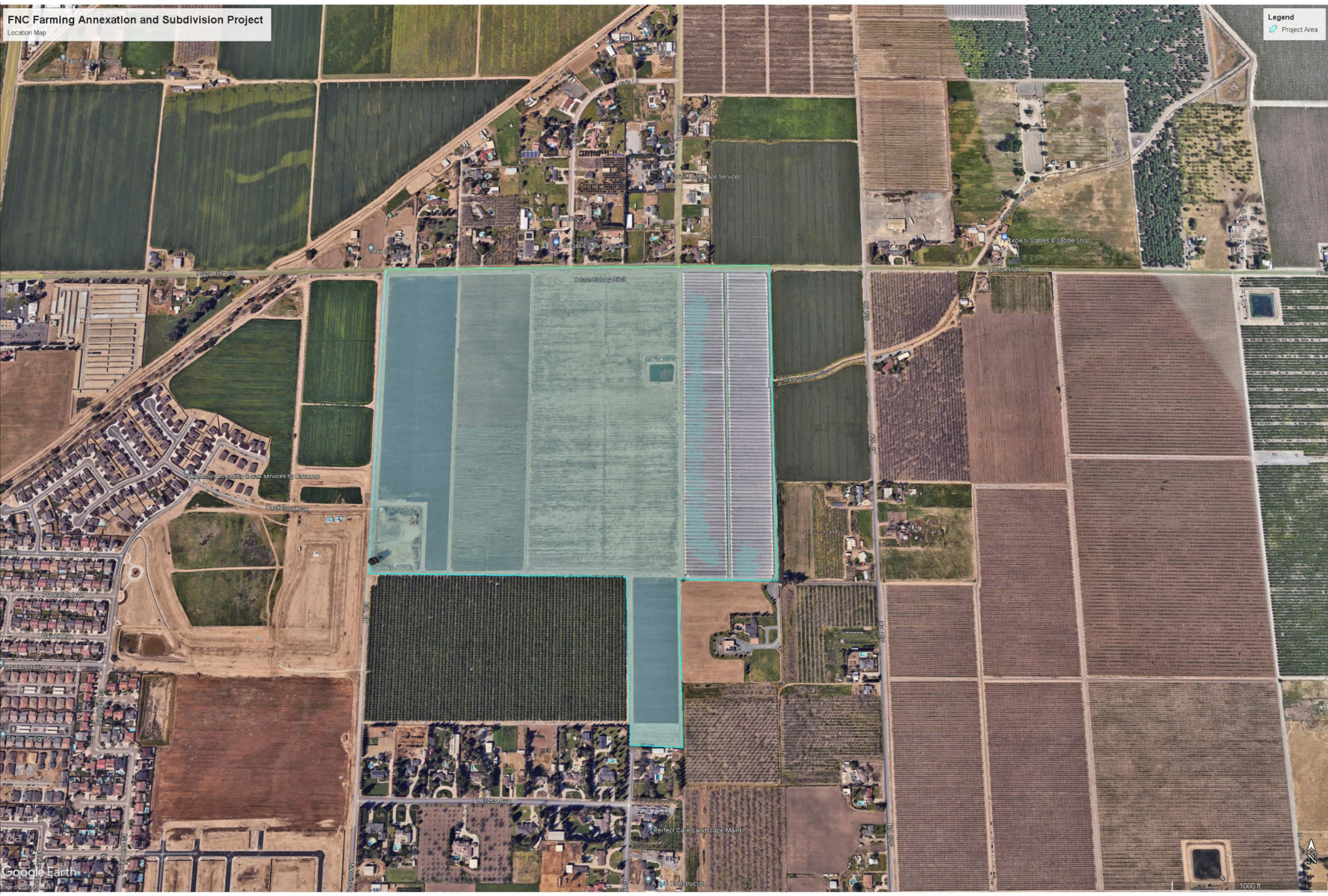
Please send your responses to Steven Sopp, Principal Planner at the City of Tulare, 411 East Kern Ave. Tulare, CA 93274; or via email at ssopp@tulare.ca.gov. If you have any questions, please contact Steven Sopp at (559) 684-4216 or ssopp@tulare.ca.gov.

Signature: _____

Steven Sopp, Principal Planner

Date: August 22, 2024

Attachments: Figure 1, Location Map
Figure 2, Proposed Tentative Subdivision Map


FNC Farming Annexation and Subdivision Project
Location Map
Legend
Project Area
Faith Fig Pets Church
Mill Oak Farms
Oasis Salon & Boutique
Circle N Stables & Saddle Shop
Prosperity Ave
Tulare Colony Ditch
Tulare Colony Ditch
Exercises threading & wax services by Ravacop
Castlerock Ave
Isleworth Ave
Plantation Ave
Bay Hill Ave
S & M Detailing
Sierra Design Co
E Cross Ave
Perfect Care Landscape Maint
A & D Construction
Rd 126
Google Earth
1000 ft
N

May 1, 2024

FNC FARMING

TENTATIVE SUBDIVISION MAP

PREPARED FOR:

SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291

PREPARED BY:

4CREEKS, INC.
324 S. SANTA FE ST., STE. A
VISALIA ,CA 93292

ACREAGE

140.32 AC 556 UNITS

LEGEND

APN:	172010021,172010022, 184020010
ZONING:	COUNTY
GENERAL PLAN:	RURAL RESIDENTIAL / RESIDENTIAL ESTATE
FLOOD ZONE:	X
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	AT&T
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL

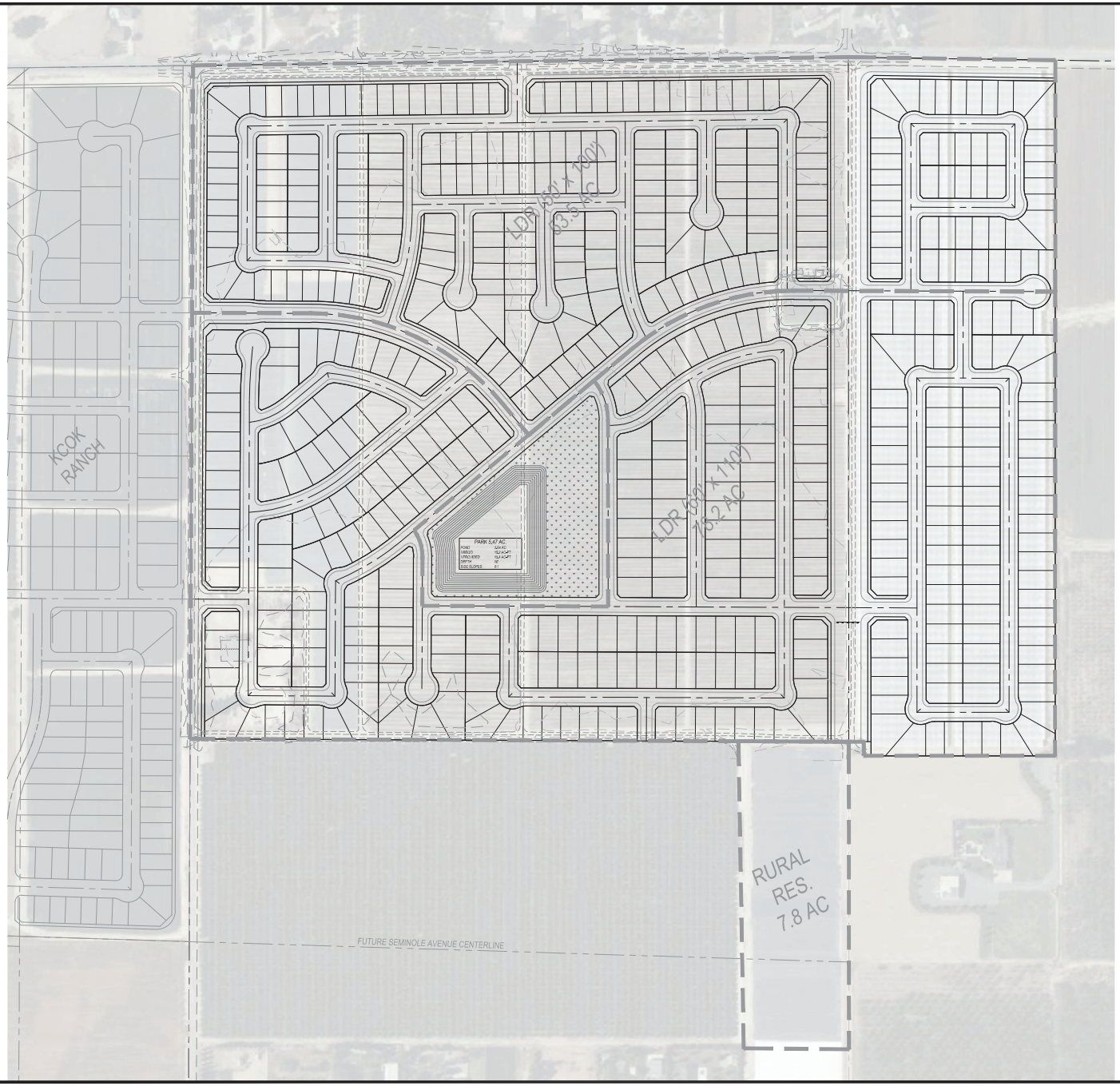
TYPICAL LOT SIZES:

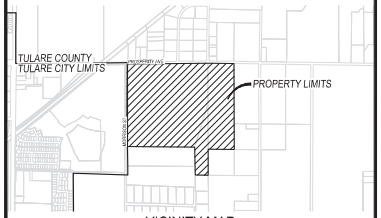
5000 SF LOTS± (50' X 100') (248 UNITS)
6600 SF LOTS± (60' X 110') (308 UNITS)

TOTAL 556 UNITS

*OUTLOTS A-L AND PARK (5.34 AC) TO BE DEDICATED TO CITY OF TULARE

TRAIL PER RESPECTIVE CROSS SECTION





VICINITY MAP

SCALE: 1" = 1500'

NORTH

100' 0' 100'

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