

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 #: 2018111038

Project Title: Cartmill Crossings Draft Environmental Impact Report

Lead Agency: City of Tulare

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Project Location: Tulare

Tulare

City

County

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

The proposed Project is the construction of a multi-use commercial and residential development. Approximately 68.6 acres of commercial businesses on both sides of Akers Street will be developed in accordance with the permitted uses of the C-3 zone district. Examples of permitted uses include restaurants, fast food restaurants, retail stores, hotels, and fuel stations. The northeastern portion of the Project site will consist of approximately 30 acres of low-density, single-family residential homes with lots no smaller than 6,000 square feet. West of the low-density residential development will be approximately 4.4 acres of medium-density residential development, which will likely consist of fourplex residences. Southeast of the medium-density area will be approximately 7.7 acres of high-density, multi-family development, which will likely consist of an apartment complex. Northeast of the multi-family development will be a seven-acre park.

A detailed and complete description of Cartmill Crossings, analyzed in this Draft EIR, is presented in Chapter 2, Project Description. The proposed development has the following characteristics:

120-acre site; 68.6 acres of commercial development; 30 acres of low-density residential development; 4.4 acres of medium-density residential development; 7.7 acres of high-density residential development; seven acres of parkland; and additions of new sewer and water lines.

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

The Draft EIR identified significant and unavoidable impacts in the following areas: Agricultural and Forestry Resources – 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. This is a significant and unavoidable impact.

MM AFR-1: Prior to issuance of a grading or building permit, whichever occurs first, the Project proponent shall provide written evidence of completion of one or more of the following measures, consistent with Tulare General Plan Policy COS-P3.12 to mitigate the loss of agricultural land at a ratio of 1:1 for net acreage before conversion. (The net acreage calculation shall exclude existing roads and areas already developed with structures, and a site plan shall be submitted to substantiate the net acreage calculation, along with written evidence of compliance.)

- Funding and/or purchasing agricultural conservation easements (to be managed and maintained by an appropriate entity).
- Purchasing credits from an established agricultural farmland mitigation bank.
- Contributing agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California.

Public Services and Utilities – require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

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

N/A

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

- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Environmental Protection Agency
- California Department of Fish and Wildlife
- California Department of Conservation
- Governor's Office of Planning and Research
- California Air Resources Board
- California Native American Heritage Commission
- California Department of Transportation, District 6
- State Water Resources Control Board, Central District
- Regional Water Quality Control Board, Central Valley Region
- Tulare Water Storage District – Tulare Lake Basin Water Storage District
- Mid-Kaweah Groundwater Sustainability Agency
- San Joaquin Valley Air Pollution Control District
- Tulare County Association of Governments
- Tulare County Local Agency Formation Commissions
- Tulare County Resource Management Agency
- Tulare County Agricultural Commissioner
- Tulare County Environmental Health Division
- Tulare County Fire Department
- Tulare County Sheriff's Office
- Tulare County Solid Waste Department
- Tulare County Parks and Recreation Department