

NOTICE OF PREPARATION

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

From: Mario Anaya, City 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 Chandler Grove Master Plan and Annexation
Project

Date: September 9, 2022

City/County Location: City of Tulare, Tulare County

Applicant: Toor Capital, LLC

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 proposed Project consists of a mixed-use development on approximately 231 acres of active agricultural land in Tulare County, CA (see Figure 1, Location Map and Figure 2, Project Site). Approximately 10.3 acres of perimeter right-of-way would be dedicated as part of the project, leaving approximately 220 acres for development. Once developed, 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 schools, parks, the 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 housing would include 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 site is currently located within unincorporated Tulare County (County) but is planned to be annexed to the City of Tulare (City) as part of the project. The project site is comprised of four separate parcels and includes Assessor's Parcel Numbers [APNs] 184-050-007, 184-050-034, 184-050-035, and 184-050-010. The project site is bound by South Oakmore Street (Road 124) to the west, the East Tulare Villa community to the east, Avenue 228 to the north, and E Bardsley Ave to the south. The site is currently within the County's Exclusive Agricultural Zone – 40 Acre Minimum (AE-40), Ag Preserve Number 0002326, and under Ag Preserve Contract Number 06925. The project site is located within the College of the Sequoias (COS) North Transit Oriented Development Plan Area that is outlined in the Tulare Transit-Oriented Development (TOD) Plan for the City of Tulare. The proposed project would be generally consistent with the TOD plan in its design.

The project would annex approximately 489.26-acres of land owned by the College of Sequoias (COS) and which is the existing location of the COS Tulare Campus. The project would also annex approximately 142.41-acres located south of Bardsley Avenue which is currently being utilized as a groundwater recharge basin and is owned by the Kaweah-Delta Water Conservation District (KDWCD). The intent of the annexation is to facilitate development of the approximately 226-acre 'Chandler Grove' area consistent with the City of Tulare adopted Transit Oriented Development Plan. The COS and KDWCD areas are being included in the annexation, but no changes in existing development plans are proposed for these areas. Rather, these areas are being included in order to ensure an orderly manner of growth of the City, as these properties will be complimentary and supportive of the Chandler Grove proposed development plan area.

Discretionary actions for this project would include approval of a zone amendment (pre-zoning for anticipated annexation), general plan amendment, exclusion from Agricultural Preserve Number 0002326, cancellation of Agricultural Preserve Contract 06925, and annexation of the property from the County of Tulare to the City of Tulare. As shown in Figure 5, Proposed Annexation, the annexation would also include properties adjacent to the project site that is owned by the College of the Sequoias - Tulare College Center and the Kaweah Delta Water Conservation District. Upon completion of the annexation of the project site into City limits, a parcel map detailing site development per the approved land use and zoning designations would be submitted to the City for review and approval prior to the start of construction.

Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. 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 October 10, 2022

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 29, 2022 from 4:00 pm to 7:00 pm**
Olympic Room
Tulare Public Library
475 North 'M' Street
Tulare, CA 93274

Please send your responses to Mario Anaya, City Planner at the City of Tulare, 411 East Kern Ave. Tulare, CA 93274; or via email at manaya@tulare.ca.gov. If you have any questions, please contact Mario Anaya at (559) 684-4223 or manaya@tulare.ca.gov.

Signature: 
Mario Anaya, City Planner

Date: September 9, 2022

Attachments: Figure 1, Location Map
Figure 2, Project Site

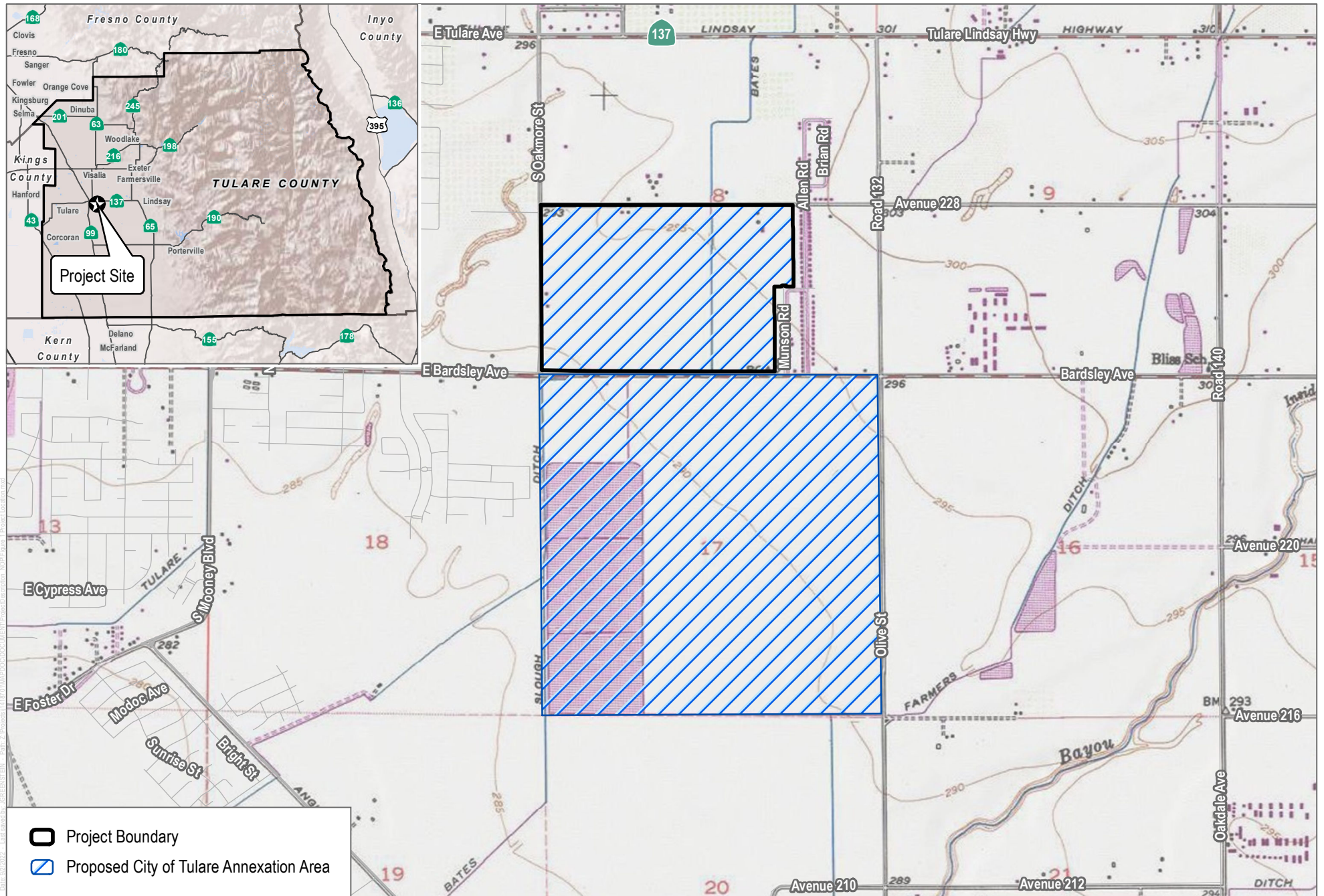
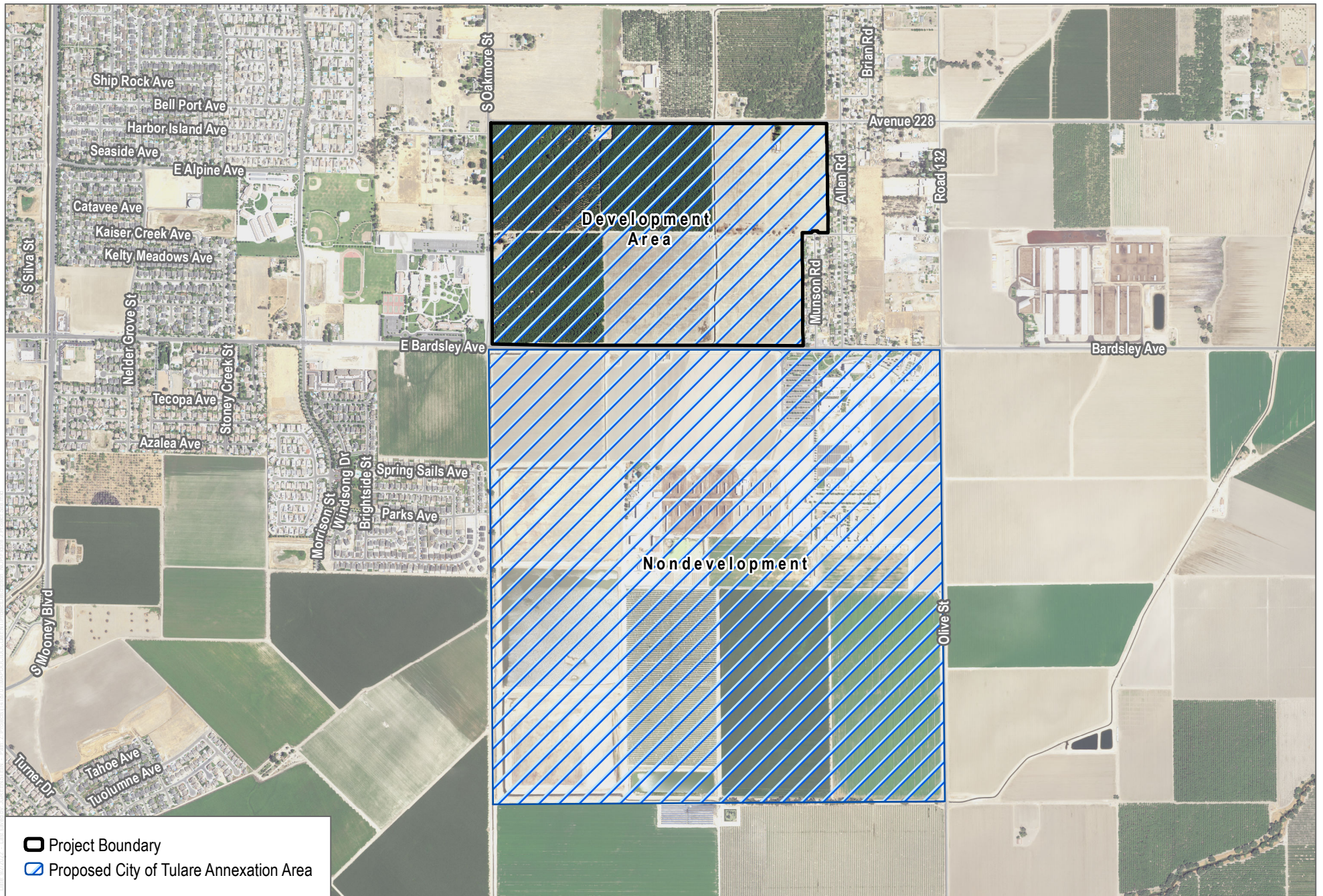


FIGURE 1

Project Location Map

Chandler Grove Master Plan and Annexation Project



SOURCE: NAIP 2020

FIGURE 2

Project Site

Chandler Grove Master Plan and Annexation Project