NOTICE OF PREPARATION

To: State Clearinghouse
PO Box 3044/ 1400 Tenth St
Sacramento, CA 95814

From: County of Tulare – RMA
5961 S Mooney Blvd
Visalia CA 93277

Date: January 18, 2019

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting

Project Title: Dunn Asphalt and Concrete Batch Plant (PSP 18-049)

Project Applicant: County of Tulare

Project Location: Physical Address: 7763 Avenue 280, Visalia, CA 93277;
Assessor Parcel Number (APN): 119-010-039;
Section/Township/Range: Portion of NW ¼ of S. 8 / T. 19 S / R. 24 E, MDB&M
Latitude/Longitude: 36° 17' 52.80" N, 119° 24' 00.08" W

Tulare County Resource Management Agency (RMA) will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit(s) or other approval(s) for the project. In addition, please provide us with contact information of the person(s) in your agency that we may contact during the CEQA process.

The project description, location, and the potential environmental effects are contained in the attached materials. The NOP is also available on the County website at:
http://tularecounty.ca.gov/rma/index.cfm/projects/planning-projects/applicant-projects/dunn-asphalt-and-concrete-batch-plant/

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

A scoping meeting is scheduled for **Thursday, January 31, 2019, at 1:30 P.M.** in the Main Conference Room of the Tulare County Resource Management Agency at the address shown above.

Please direct your response to Hector Guerra, Chief Environmental Planner at the address shown above. He may be contacted by e-mail at hguerra@co.tulare.ca.us or by telephone at 559-624-7121.

Signature: _____ Date: 1/17/19
Hector Guerra
Title: Chief Environmental Planner

Signature: _____ Date: 1/17/19
Reed Schenke, P.E.
Title: RMA Director / Environmental Assessment Officer

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375

PROJECT DESCRIPTION: The full Project description, location, and identification of potential environmental effects are contained in the attached materials. In accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), the County of Tulare Resource Management Agency (RMA) will be preparing an Environmental Impact Report (EIR) to evaluate the environmental effects associated with the development of an asphalt and concrete batch plant (Project). The Project is being proposed by Dunn's Equipment, Inc. (Applicant) to produce up to 100,000 cubic yards of concrete per year of asphalt for retail/commercial sale on an approximately 20.0 acre site located south of Avenue 280 between Road 76 and State Route (SR) 99. The site is currently zoned as AE-40.

The concrete batch plant is expected to produce 100,000 cubic yards of concrete per year. Aggregate, cement, and fly ash will be delivered to the site and ready-mix concrete will be delivered from the site. The concrete and asphalt recycling operation will consist of accepting broken concrete and asphalt from contractors. The concrete and asphalt will be crushed into recycled base; it is anticipated that 30,000 tons of recycled base will be produced per year and delivered from the site. The hot-mix asphalt (HMA) batch plant is expected to produce 125,000 tons of HMA per year. Aggregate, oil, and propane will be delivered to the site and HMA will be delivered from the site. The Project would generate approximately 280 passenger car equivalent (PCE) trips during the morning peak travel periods, and 110 PCE trips during the evening peak travel periods. Site access will be provided via one main driveway connecting to the south side of Avenue 280 approximately 1,000 feet east of Road 76.

When operational, the proposed Project is proposing to operate Monday-Friday between 6:00 a.m. to 4:00 p.m., and 7:00 a.m. to 12:00 p.m. (noon) on Saturdays. Depending upon demand, summer hours may begin earlier than 6:00 a.m. A majority of the trips will occur between 7:00 a.m. and 9:00 a.m., and between 4:00 and 6:00 p.m. The Project would utilize approximately 15-20 employees and include an approximate 1,000 square foot office.

Figures included in this Notice:

Figure 1 – Regional and Vicinity Location
Figure 2 – Site Map

Potential Approvals Required:

The following agencies may have jurisdiction/interests concerning the proposed Project:

California Department of Fish and Wildlife
California Department of Forestry and Fire Protection (Cal Fire)
California Department of Transportation (Caltrans)
California Department of Toxic Substances Control (DTSC)
California Department of Resources and Recycling and Recovery (Cal Recycle)
City of Tulare
City of Visalia
County of Kings
County of Tulare Health and Human Services Agency
County of Tulare Resource Management Agencies (Fire, Flood, Public Works)

Federal Aviation Administration
Regional Water Quality Control Board
San Joaquin Valley Unified Air Pollution Control District
Tulare County Airport Land Use Commission
U.S. Fish and Wildlife Service

The following interested persons/parties are also included in this notification:

Richard Walker, 4Creeks, Inc.: richardw@4-creeks.com

If you require additional information related to this notice, please contact:

Hector Guerra, Chief Environmental Planner at:
E-mail: hguerra@co.tulare.ca.us; or
Phone: (559) 624-7121

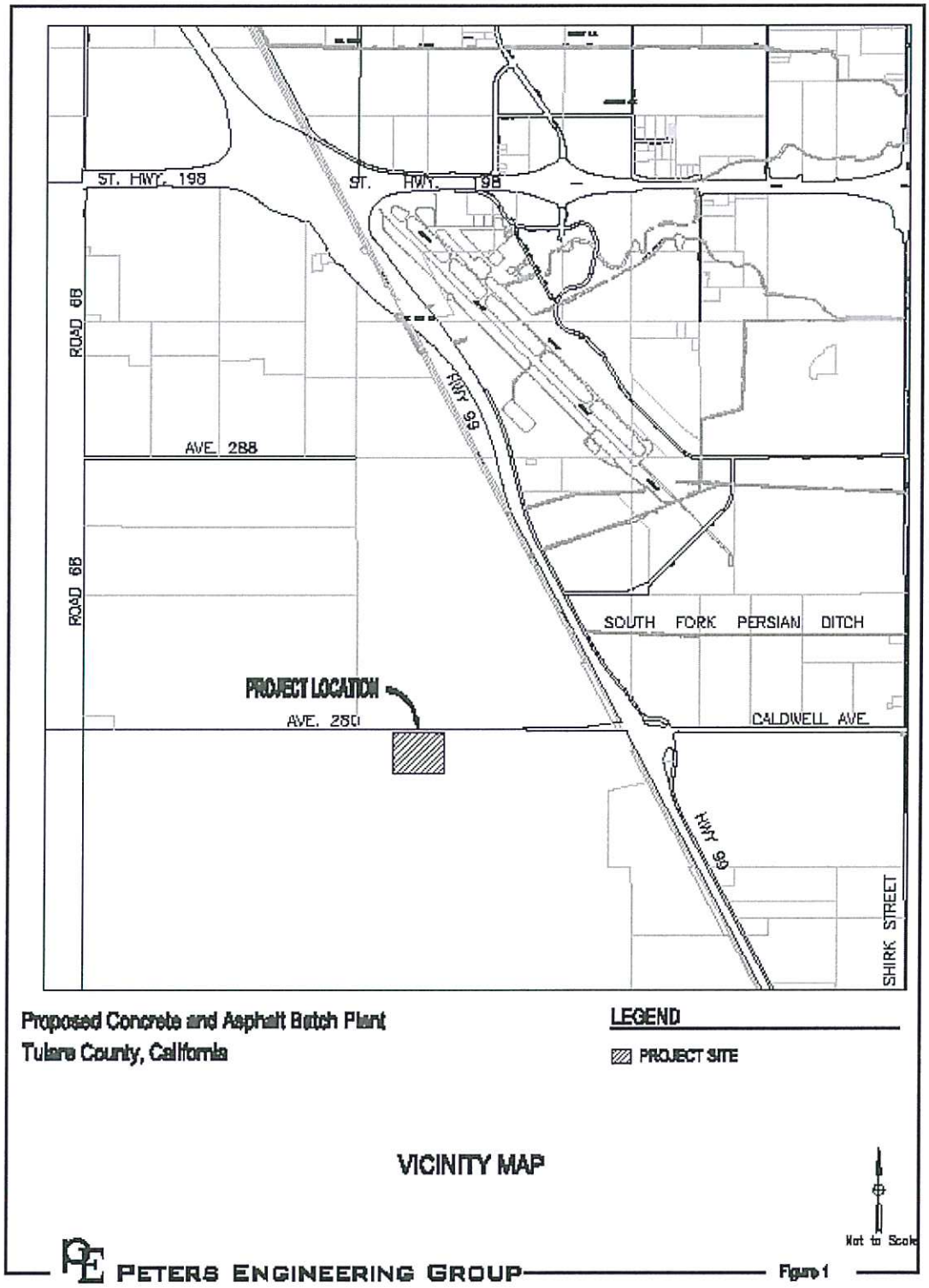
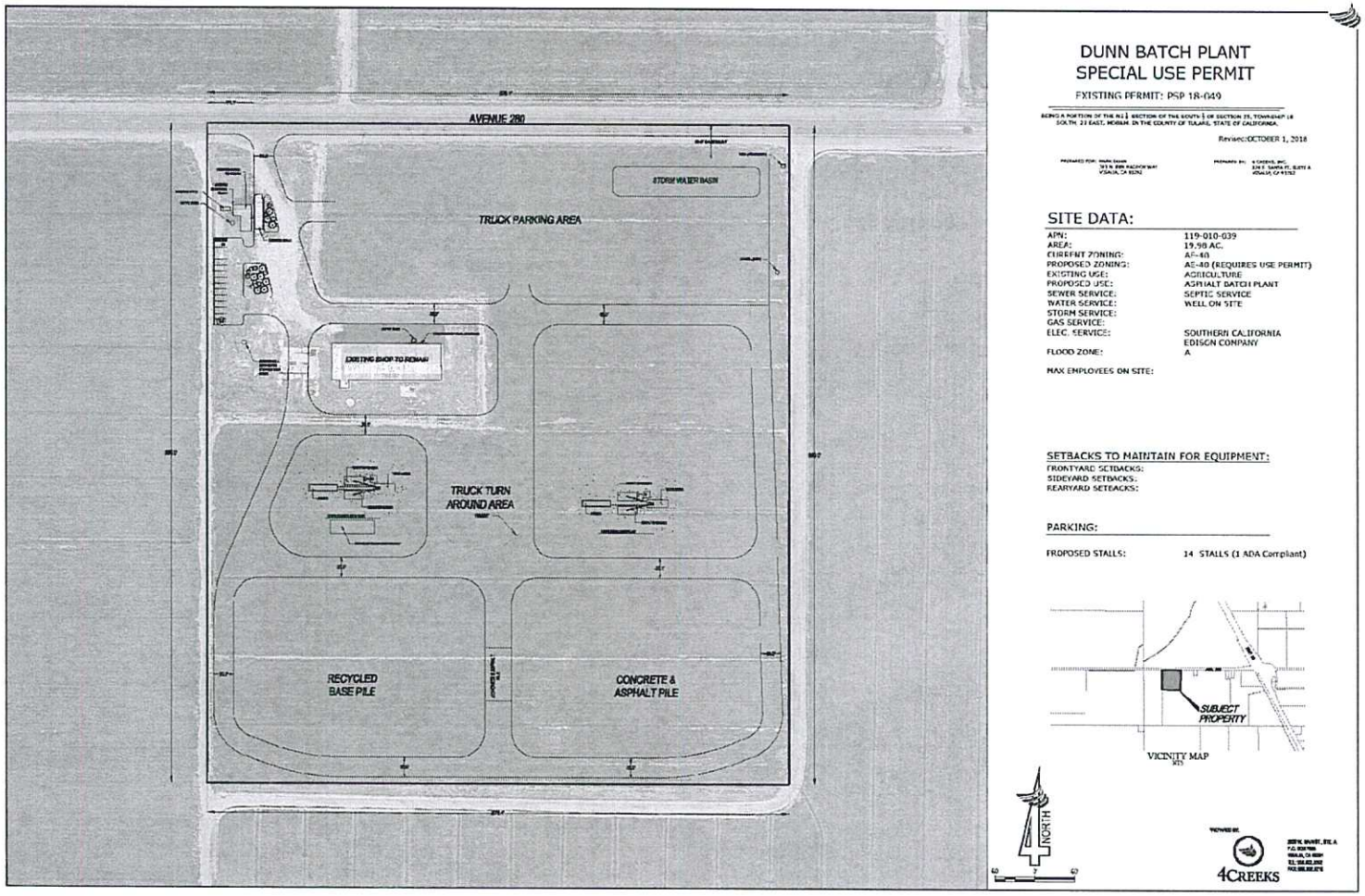

ST. HWY. 198
ST. HWY. 98
ROAD 68
HWY 99
AVE. 288
ROAD 68
SOUTH FORK PERSIAN DITCH
PROJECT LOCATION
AVE. 280
CALDWELL AVE.
HWY 99
SHIRK STREET
Proposed Concrete and Asphalt Batch Plant
Tulare County, California
LEGEND
PROJECT SITE
VICINITY MAP
Not to Scale
PETERS ENGINEERING GROUP
Figure 1

Figure 2 – Site Plan



PROJECT LOCATION AND SETTING

The proposed Project will be located at the south of Avenue 280 between State Route 99 and Road 76, about 1/2 mile west of State Route 99. The approximately 20-acre proposed Project site, is located entirely within an unincorporated area of Tulare County. Specifically, the proposed Project is located on APN: 119-010-039 with a physical address of 7763 Avenue 280, Visalia, California. The proposed Project is located with the Visalia Urban Area Boundary. State Route 99 is proximate to the site thereby providing regional access to the proposed Project site: State Route 198 is located approximately two miles north of the site and could be accessed via SR 99, (see Figure 1).

The site was previously used as a cotton gin facility. It contains a shop building, office building, septic system, well with water storage tank, scale, electrical meter, asphalt drive approach, and a six-foot high chain link fence around the site's perimeter. As noted earlier, the Applicant is proposing a trucking and construction yard with a concrete batch plant, hot asphalt plant, material stockpiles, and concrete and asphalt recycling operations. The site is flat with minimal slope and is predominantly unused agricultural land (the most recent previous crop grown on site was wheat, as such, the sit does not contain any orchards, vineyards, or other more permanent crop types). The site is zoned as AE-40 (Exclusive Agriculture-40 Acre minimum see Figure 2) and is proposed to remain as such pending approval of a Special Use Permit, which is the subject matter of this NOP and forthcoming EIR. No expansion of the existing footprint is being proposed. The site is surrounded by agricultural fields on all sides and is bordered by Avenue 280 (north), an existing dairy and dairy-related ag crops (west), dairy-related ag crops (south), and an existing dairy and dairy-related ag crops (east). State Route 198 is approximately 0.5 miles east and Road 76 is approximately one mile west.

DESCRIPTION OF PROPOSED FACILITIES

As indicated earlier, the proposed Project consists of a concrete batch plant, recycling of concrete and asphalt, and a hot mix asphalt batch plant. The concrete batch plant is expected to produce 100,000 cubic yards of concrete per year. Aggregate, cement, and fly ash will be delivered to the site and ready-mix concrete will be delivered from the site. The concrete and asphalt recycling operation will consist of accepting broken concrete and asphalt from contractors. The concrete and asphalt will be crushed into recycled base; it is anticipated that 30,000 tons of recycled base will be produced per year and delivered from the site. The hot-mix asphalt (HMA) batch plant is expected to produce 125,000 tons of HMA per year. Aggregate, oil, and propane will be delivered to the site and HMA will be delivered from the site.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate, among other things, the probable direct and cumulative environmental impacts associated with expansion and operation of the Dunn Asphalt and Concrete Batch Plant. Mitigation measures will be recommended, where feasible, to mitigate potentially significant impacts. The proposed Project will be evaluated on its own merits, resource specific facts, and determinations; therefore, a project specific environmental document will be prepared. The following issues are proposed for analysis in the EIR:

Aesthetics

The Project is located in a generally rural, agriculturally productive and dairying area. It is unlikely that its maximum height of 287' mean elevation would result in obstruction of views. Project site lighting would not likely have the potential to cause lighting and glare impacts as it is in a rural area that would operate only during daylight hours and would not include any evening operations. An existing on-site, single-story, 900 square foot building may be utilized as an office. On-site storage piles will not exceed 15 feet in height, the proposed silos will be the tallest structures on site at approximately 40-feet in height. The EIR will provide an assessment of Project impacts to visual resources, as well as lighting and glare impacts.

Agriculture and Forestry Resources

The site is zoned as AE-40 and is classified as "Prime Farmland" by the California Department of Conservation Farmland Mapping and Monitoring Program". However, the site has not been in agricultural production in more than eight years and the classification may longer accurately reflect the agricultural importance of the site. As such, the proposed Project's direct and indirect impacts on agricultural resources will be analyzed in the EIR.

Air Quality and Greenhouse Gas Emissions

The EIR will describe regional and local air quality in the vicinity of the proposed Project site and evaluate impacts to air quality associated with the construction, expansion, and continued operation of the Project. An air quality study will be prepared to establish baseline, project, and cumulative impacts. The proposed Project's estimated air emissions will be compared to emissions thresholds of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The EIR will describe existing air quality conditions within the San Joaquin Valley Air Basin and will evaluate the proposed Project's potential air quality impacts. Potential air quality emissions impacts include odor, dust, pathogens, and construction related activities; however, the Project has incorporated design features to reduce these potential impacts, including automated sprinklers and on-site water trucks for dust control and a volatile capture and recovery system which would reduce emissions resulting from the combustion process. The EIR will also include a discussion of greenhouse gas emissions and the proposed Project's contribution to potential cumulative impacts on global climate.

Biological Resources

Construction of industrial infrastructure may modify biotic habitats used by sensitive plant and wildlife species. As such, site development may be regulated by state or federal agencies, subject to provisions of the California Environmental Quality Act (CEQA), and/or covered by policies and ordinances of Tulare County. A biological report will be prepared to address issues related to: 1) sensitive biotic resources occurring on the project site; 2) the federal, state, and local laws regulating such resources; and 3) mitigation measures that may be required to reduce the magnitude of anticipated impacts and/or comply with permit requirements of state and federal resource agencies. The proposed Project's potential to affect biological resources will be analyzed in the EIR.

Cultural and Tribal Cultural Resources

There are no visibly identifiable or recognizable cultural resources within the proposed Project expansion areas. As investigation will be conducted to ensure that adverse impacts to significant or unique historical resources do not occur as a result of the proposed project. It is anticipated that the study would include:

- A background records search and literature review to determine if any known cultural resources were present in the project zone and/or whether the area had been previously and systematically studied by archaeologists;
- An on-foot, intensive inventory of the study area to identify and record previously undiscovered cultural resources and to examine known sites; and
- A preliminary assessment of any such resources found within the subject property.

As such, this DEIR will include an analysis of the proposed Project's potential to affect cultural resources.

Geology/Soils and Mineral Resources

Construction and operation of the proposed Project facilities on the project site could result in impacts related to geotechnical hazards, including seismicity of the area, potential for liquefaction and subsidence, potential for soil erosion, soil stability characteristics, and shrink/swell potential of site soils, as applicable. According to the USDA Natural Resources Conservation Service Soil Resource Report for Western Tulare County, the site contains Akers-Akers, saline-sodic complex, 0-2% slopes; Tagus loam, 0-2% slopes; and Nord fine sand loan, o-2% slopes. All of the soils types are well drained soils with a Moderate Erosion Susceptibility Index (K Factor) zone. According to the Tulare County General Plan 2030 Update EIR, there are no known potential mineral resources. It is currently unknown whether the proposed Project site soils have the potential to contain paleontological resources. If such resources exist on the site, construction, expansion, and continued operational activities could result in potentially significant impacts. The EIR for the proposed Project will evaluate potential site-specific impacts related to geology, soils, mineral resources, and paleontological resources.

Greenhouse Gas Emissions

Implementation of the proposed Project would result in impacts resulting from project-related greenhouse gases. The EIR will include a discussion of greenhouse gas emissions and the proposed Project's contribution to potential cumulative impacts on global climate. The proposed Project's estimated greenhouse gas emissions will be evaluated for consistency with the Tulare County 2030 General Plan, the Tulare County Climate Action Plan, and the State's 2017 Scoping Plan.

Hazards and Hazardous Materials

There are no known hazards and hazardous materials located within the proposed Project site, nor is the proposed Project site located on a Cortese List site. The EIR will evaluate the potential for the proposed Project to result in, or be affected by, impacts associated with hazards and hazardous materials.

Hydrology/Water Quality

FEMA FIRM maps indicate that the proposed Project area is within of the 100-Year Flood Zone and is also located outside of a Dam Failure Inundation Area. Water is supplied through an existing on-site well for use in dust control (sprinklers and water truck) and a minor amount for the office facility. The EIR will describe the proposed Project's effect, both directly and cumulatively on the hydrology, water quality, and water supply resources. The EIR will analyze the proposed Project's effect on the hydrology, water quality, and water supply resources.

Land Use/Planning

The EIR will describe the proposed Project's potential effects on existing and planned land uses. The proposed Project lies within the jurisdiction of the County of Tulare and is within the Rural Valley Lands Plan Planning Area. The Tulare County General Plan 2030 Plan designates the site as being immediately outside the City of Visalia Urban Area Boundary and is zoned as AE-40 (Exclusive Agriculture-40 Acre minimum). The site is within the designated Airport Conical Zone for the Visalia Municipal Airport. The construction and operation is an allowed use per its land-use designations with an approved Special Use Permit; however, the EIR will provide a discussion of relevant local plans and policies because conflicts could potentially result in environmental impacts.

Noise

The EIR will describe the Project's existing operational noise levels in addition to noise levels associated with construction and increased operational levels and will compare these levels to applicable noise thresholds to determine whether the proposed Project would result in a significant noise impact. The EIR will also consider noise generated by existing surrounding land uses, such as the Visalia Municipal Airport, and will evaluate the potential effects on the proposed Project. A noise study will be prepared to establish baseline, project, and cumulative impacts.

Population/Housing

The EIR will evaluate the Project's effect on population and housing in the local area based on estimations of Project employment and distribution of the employees by place of residence.

Public Services

The EIR will evaluate the proposed Project's potential to create an adverse impact to schools, and will also evaluate effects on local police and fire services along with parks and regional recreational facilities.

Recreation

Although unlikely due to the nature of the proposed Project, the increase in use of parks and other recreational facilities near the vicinity of the Project will be analyzed in the EIR.

Transportation/Traffic

The EIR will evaluate the Project's impact on regional and local transportation facilities based on a transportation analysis that will assess both construction-related impacts (heavy truck trips and construction worker trips), as well as operational impacts (employee trips, incoming and outgoing materials heavy-duty truck transport, access, and parking). Site access will be provided via one main driveway connecting to the south side of Avenue 280 approximately 1,000 feet east of Road 76. The study locations were determined based on the anticipated Project traffic distribution, the size of the Project, and the existing conditions in the vicinity of the Project site. The following locations will be included in the study:

1. Avenue 280 / Road 68
2. Avenue 280 / SR 99 Southbound Ramps
3. Avenue 280 / Drive 85B / Drive 88
4. SR 99 Northbound Ramps / Drive 88.

The study time periods include the weekday a.m. and p.m. peak hours determined between 7:00 and 9:00 a.m. and between 4:00 and 6:00 p.m. The peak hours will be analyzed for the following conditions:

- Existing Conditions;
- Existing-Plus-Project Conditions; and
- Cumulative (Year 2040) Conditions With Project.

Generally-accepted traffic engineering principles and methods will be employed to estimate the amount of traffic expected to be generated by the Project, to analyze the existing traffic conditions, and to analyze the traffic conditions projected to occur in the future. The Tulare County General Plan 2030 Update DEIR considers LOS D as the minimum acceptable LOS standard during peak hours for major roadways and intersections. A traffic study will be prepared to establish baseline, project, and cumulative impacts for the proposed Project in consultation with the City of Visalia, County of Tulare, the Tulare County Association of Governments, and CalTrans. Similarly, the Draft EIR will examine alternative traffic distribution.

Tribal Cultural Resources

See earlier discussion at Cultural and Tribal Cultural Resources.

Utilities/Service Systems

The proposed Project will not require extension/connection to urban services such as potable water service, wastewater treatment, and stormwater drainage. However, the EIR will analyze drainage, water, wastewater, natural gas, and electrical systems and the proposed Project's impact on these systems. The EIR will also describe the existing solid waste facilities that serve the proposed site.

ENERGY

The EIR will include an analysis on the Project's potential to result in impacts on energy conservations and/or consumption.

GROWTH INDUCEMENT

The EIR will evaluate the proposed Project's potential for growth inducement resulting from expansion or extension of infrastructure improvements, as well as new demand for housing, and goods and services. The effect of primary and secondary increases in employment and economic activity will be discussed.

CUMULATIVE IMPACTS

The EIR will discuss the incremental contribution of the proposed Project to cumulative effects of other past, current, and planned and reasonably foreseeable Projects in the vicinity. The summary of projects method will be used where applicable. Also, to the extent feasible, the Cumulative Impacts section will quantify the degree of severity of any cumulative impact.

ALTERNATIVES EVALUATED IN THE EIR

In accordance with the CEQA Guidelines Section 15126.6, the EIR will describe a reasonable range of alternatives to the proposed Project that are capable of meeting most of the proposed Project's objectives, but would avoid or substantially lessen any of the significant effects of the proposed Project. The EIR will also identify any alternatives that were considered but rejected by the Lead Agency as infeasible and briefly explain the reasons why. The EIR will also provide an analysis of the No Project Alternative.

OPPORTUNITY FOR PUBLIC COMMENT

Interested individuals, groups, and agencies may provide to the County of Tulare Resource Management Agency, Planning Branch, written comments on topics to be addressed in the EIR for the proposed Project. Because of time limits mandated by state law, comments should be provided no later than ***5:00 p.m. February 18, 2019***. Agencies that will need to use the EIR

when considering permits or other approvals for the proposed Project should provide the name of a staff contact person. Please send all comments to:

Hector Guerra, Chief Environmental Planner
Tulare County Resource Management Agency
Economic Development and Planning Branch
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