

## 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: August 4, 2017

Subject: **Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR)**

Project Title: Redfield Subdivision Development Project

Project Applicant: Ronald Redfield

Project Location: The project is located on the north side of Avenue 360 and on the west side of Road 220, approximately one mile north of the City of Woodlake, California. Section 18; Township 17 South, Range 27 East, MDB&M. Eight parcels identified as APN's: 064-140-17, 18, 19, 24, 25, 26, 27, & 32

Tulare County Resource Management Agency (RMA) will be the Lead Agency and will prepare an environmental impact report of 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 or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. The NOP is available on the County website at:

<http://tularecounty.ca.gov/rma/index.cfm/planning/environmental-planning/notice-of-preparation-nop/>.

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.

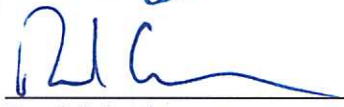
A scoping meeting is scheduled for August 24, 2017, 1:30 P.M., in the Main Conference Room of the Tulare County Resource Management Agency at the address shown above.

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](mailto:hguerra@co.tulare.ca.us) or by telephone at 559-624-7121.

Please provide us with the name of a contact person in your agency.

Signature:   
Hector Guerra  
Title: Chief Environmental Planner

Date: 8/4/17

Signature:   
Reed Schenke  
Title: Resource Management Agency Director/Environmental Assessment Officer

Date: 8/4/17

## **PROJECT LOCATION AND SETTING**

The proposed Project will be located on the west side of Road 220, and the north side of Avenue 360, approximately one mile north of the City of Woodlake in Tulare County. The site is approximately five miles west of State Route 198 and twenty-two miles east of State Route 99. The ±125-acre site is located on Tulare County APNs 064-140-17, 18, 19, 24, 25, 26, 27, & 32. The site is currently zoned PD-F-M (Planned Development-Foothill Combining-Special Mobile Home) Zone and is within the Woodlake 7.5 Minute USGS Quadrangle. The proposed Project site lies within Section 18 of Township 17S, Range 27E, M.D.B.& E.

The area surrounding the proposed Project site consists largely of rural agricultural land, with rural residential units on adjacent properties to the west and south (see Figure 4).

## **PROJECT DESCRIPTION**

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 Draft Environmental Impact Report (EIR) to evaluate the environmental effects associated with the residential development (Project).

The applicant is proposing to divide approximately 125 acres into 43 Residential Lots. The average lot size is 2.5 acres.

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

**Hector Guerra, Chief Environmental Planner**

[hguerra@co.tulare.ca.us](mailto:hguerra@co.tulare.ca.us) or at (559) 624-7121

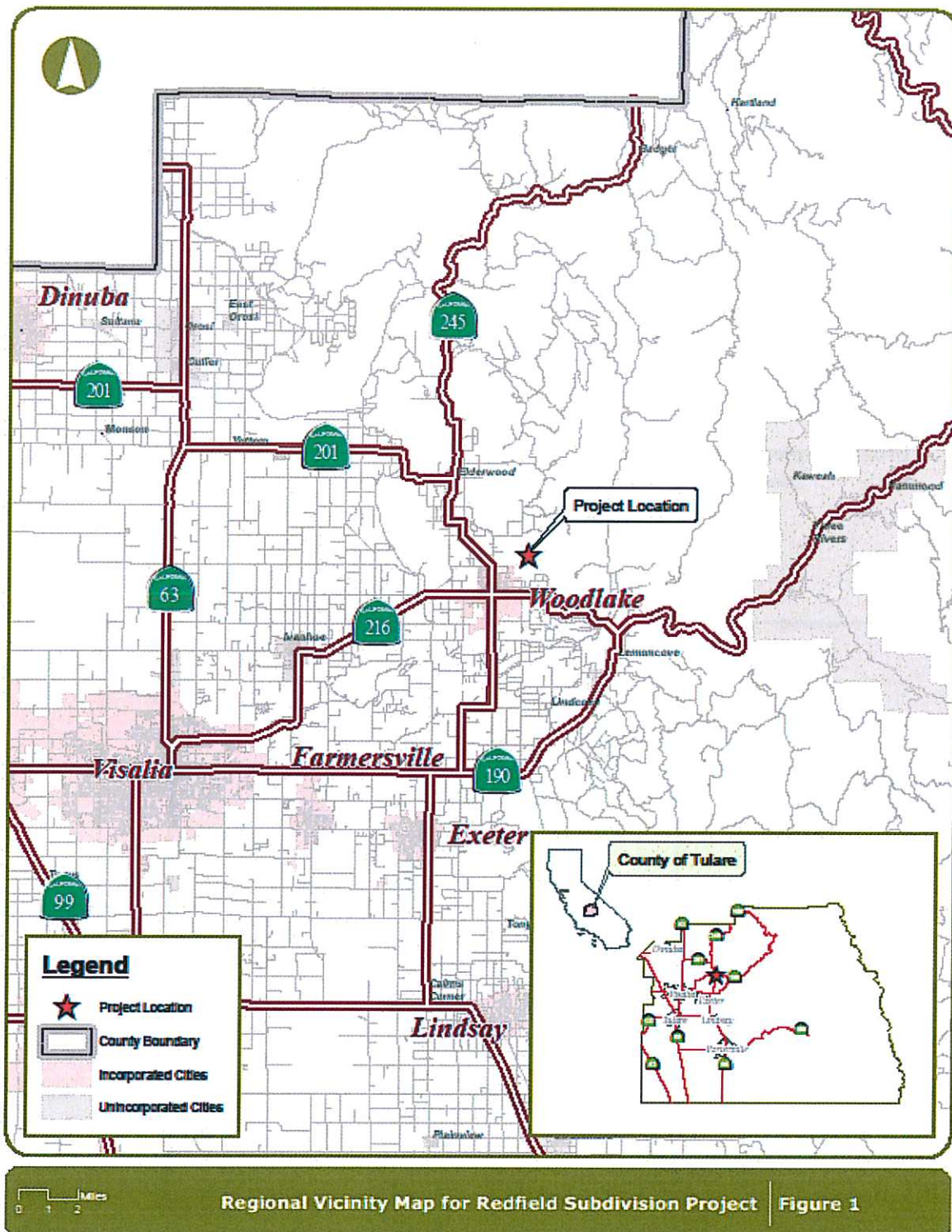
## **Potential Approvals Required:**

The following agencies may have jurisdiction over elements of the proposed Project:

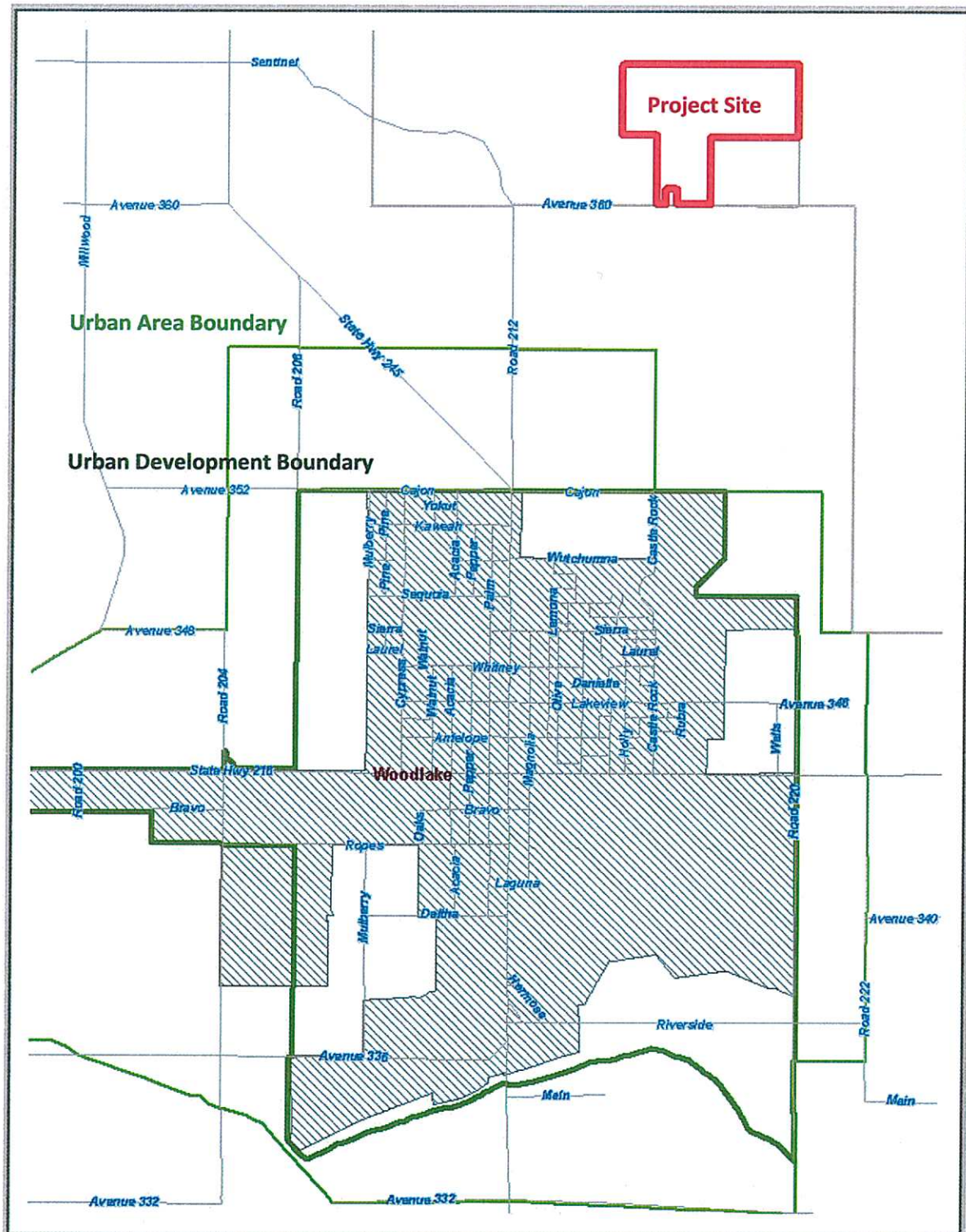
City of Woodlake  
County of Tulare Resource Management Agencies (Planning Branch, Public Works)  
County of Tulare Health and Human Services Agency  
California Department of Fish and Wildlife  
California Department of Transportation  
Regional Water Quality Control Board  
San Joaquin Valley Unified Air Pollution Control District  
Tulare County Local Agency Formation Commission  
Tulare County Fire Department  
Tulare County Sheriff's Department  
Woodlake Unified School District



**Figure 1**  
**Regional Vicinity Map for Redfield Subdivision Project**



**Figure 2**  
**City-County Boundaries for Redfield Subdivision Development Project**



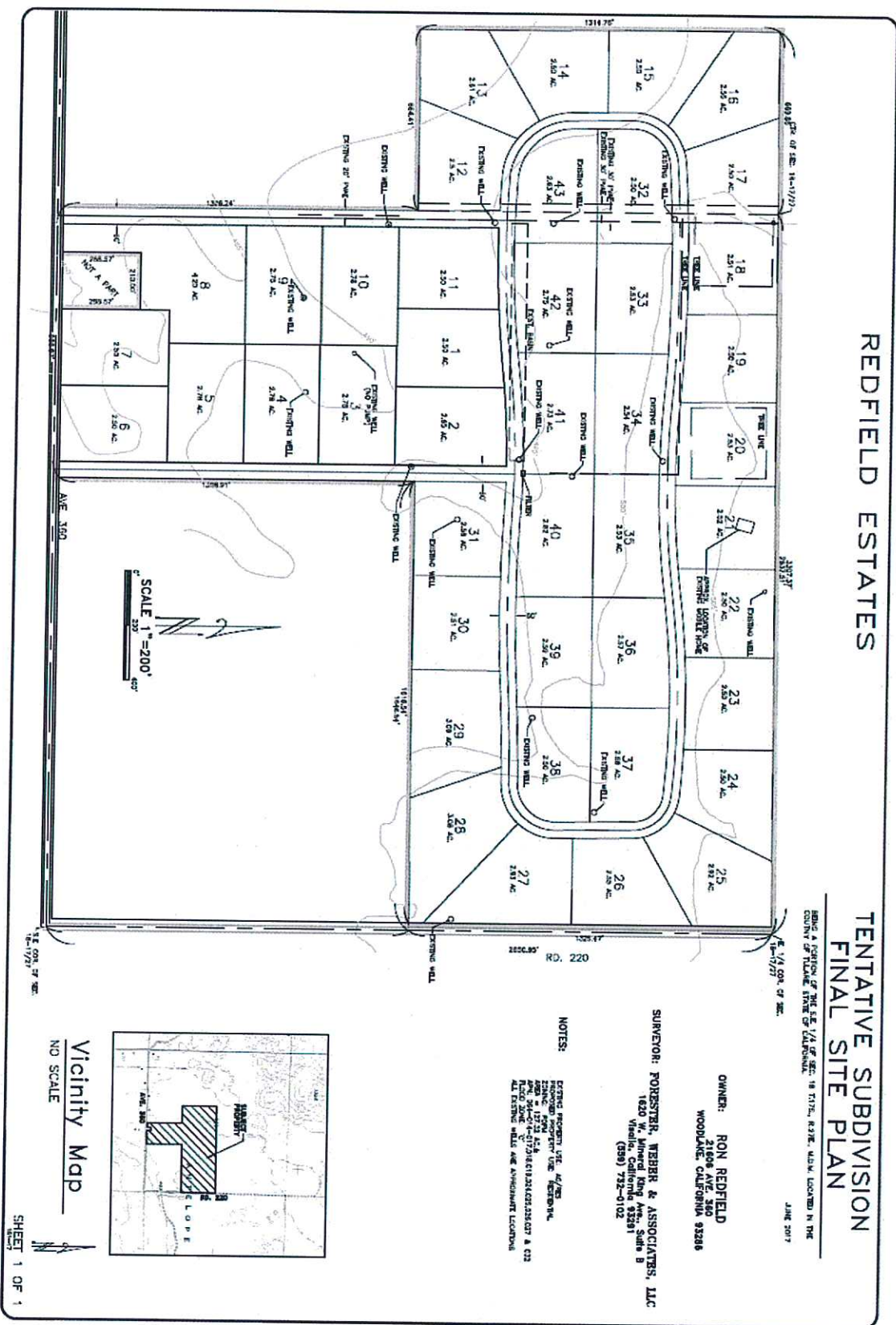


**Figure 3**  
**Site Aerial for Redfield Subdivision Development Project**





Figure 4  
 Proposed Site Layout for Redfield Subdivision Development Project



## POTENTIAL ENVIRONMENTAL EFFECTS

The Draft Environmental Impact Report (DEIR or EIR) will evaluate, among other things, the probable direct and cumulative environmental impacts associated with construction and operation of the Hash Farms Development Project. Mitigation measures will be recommended, where feasible, to mitigate potentially significant impacts. The following issues are proposed for analysis in the EIR:

### Environmental Factors Potentially Affected:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics                         | <input checked="" type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality               |
| <input checked="" type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources               | <input checked="" type="checkbox"/> Geology/Soils             |
| <input checked="" type="checkbox"/> Greenhouse Gases                   | <input checked="" type="checkbox"/> Hazards & Hazardous Materials    | <input checked="" type="checkbox"/> Hydrology/Water Quality   |
| <input checked="" type="checkbox"/> Land Use/Planning                  | <input checked="" type="checkbox"/> Mineral Resources                | <input checked="" type="checkbox"/> Noise                     |
| <input checked="" type="checkbox"/> Population/Housing                 | <input checked="" type="checkbox"/> Public Services                  | <input checked="" type="checkbox"/> Recreation                |
| <input checked="" type="checkbox"/> Transportation/Traffic             | <input checked="" type="checkbox"/> Tribal Cultural Resources        | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |   |

### **Aesthetic/Visual Resources**

The proposed Project site is currently under agricultural production (olives) and contains one rural residence (see Lot 21, Figure 4). Surrounding area consists of olive orchards to the east and west (including rural residences), and open, unproductive lands to the north, east and south, and west (including rural residences). The EIR will provide an assessment of Project impacts to visual resources, as well as lighting and glare impacts.

### **Agriculture Resources**

The site is actively farmed with olives. The site is adjacent to olive orchards to the east and west. Open, un-farmed lands are located to the north, east, west and south.

The EIR will provide an assessment of potential Project impacts to agricultural resources by analyzing impacts on Farmland of Local Importance, Prime Farmland, Farmland of Statewide Importance, and Williamson Act Contract lands to determine potential impacts resulting from agricultural land conversion.



## **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 Project construction and operation. 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 or Air District). 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. 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**

The proposed Project site has been and remains actively disturbed as a result of agricultural activity. The proposed Project site is surrounded on all sides by agricultural land and/or native foothill ecology which may provide foraging ground for sensitive animal species. A biological study of the proposed Project site will be conducted and the proposed Project's potential to affect biological resources will be analyzed in the EIR.

## **Historical and Tribal Cultural Resources**

There are no visibly identifiable or recognizable cultural resources within the proposed Project site. Although the proposed Project will be constructed on previously disturbed, agriculturally productive areas, it cannot be definitively concluded that cultural resources are absent. As such, a search of the Southern San Joaquin Valley Information Center California Historical Resources Information System (CHRIS) will be conducted. The Native American Heritage Commission (NAHC) will be consulted to identify potential areas of traditional cultural significance. A cultural resources study of the proposed Project site will be conducted and the proposed Project's potential to affect cultural resources will be analyzed in the EIR.

## **Geology, Soils, and Mineral Resources**

Initial construction, buildout, and operation of the proposed Project 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 a cursory review of Natural Resources Conservation Service (NRCS) information, area soils consist of San Joaquin Loam with 2-9% slopes and Yettam Sandy Loam with 0-2% slopes. According to the Tulare County General Plan 2030 Update Background Report, Woodlake is the site of an extensive reserve of aggregate resources, upwards of 19 million tons. 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.



## **Hazards and Hazardous Materials**

There are no known hazards or 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, and Water Supply**

An irrigation ditch currently flows through the site. The water table sits at approximately 200-250 feet, according to the California Water Plan Update 2013 Groundwater Elevation Contours map. According to the Federal Emergency Management Agency (FEMA) the subject parcels are located within Flood Zone C and are not likely to flood. The EIR will describe the proposed Project's effect, both directly and cumulatively on the hydrology, water quality, and water supply resources. A water supply/quality study will be prepared to establish baseline, project, and cumulative impacts.

## **Land Use and 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. According to Tulare County's General Plan, the subject property is currently designated zoned PD-F-M (Planned Development-Foothill Combining-Special Mobile home) Zone.

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 noise levels associated with proposed Project construction- and operation-related activities and will compare these levels to applicable noise thresholds to determine whether the proposed Project would result in a significant noise impact. A noise study will be prepared to establish baseline, project, and cumulative impacts.

## **Population and 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 and Recreation**

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.

## **Transportation/Traffic**

The EIR will evaluate the proposed 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-related impacts (residential trips). The proposed Project will have two points of entrance along Avenue 360. A Traffic Impact Study will be prepared to establish baseline, project, and cumulative impacts for the proposed Project in consultation with the City of Woodlake, County of Tulare, the Tulare County Association of Governments, and Caltrans. Similarly, the EIR will examine alternative traffic distribution.

## **Utilities and Service Systems**

The proposed Project site is currently planted to olives. To accommodate the residential units associated with the proposed Project, electricity and gas services would be provisioned by local private providers. Water and wastewater services will be provided on site through individual septic systems and a community water system. . The EIR will analyze the current capacity of the above-mentioned services and the proposed Project's impact on these systems and the capacity available to support the proposed Project. The EIR will also describe the solid waste facilities that would serve the proposed site.

As currently proposed, vehicles will access the site from Avenue 360; the applicant would construct road improvements consistent with County road standards to provide internal circulation. The EIR prepared for the Project will analyze the adequacy of infrastructure services for the Project including road, water and wastewater services, and if appropriate, may require mitigation measures.

## **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. September 6, 2017**. 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**  
**Planning Branch**  
**5961 South Mooney Boulevard**  
**Visalia, CA 93277-9394**  
or via e-mail at: [HGuerra@co.tulare.ca.us](mailto:HGuerra@co.tulare.ca.us)  
or via facsimile: 559-730-2653  
or via phone: 559-624-7121