

Initial Study and Mitigated Negative Declaration for Sherwood South Subdivision

March 2026



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SECTION 1

Project Description

Project Title: Sherwood South Subdivision

1.1 California Environmental Quality Act Guidelines

Section 15063 of the California Environmental Quality Act (CEQA) Guidelines requires that the Lead Agency prepare an Initial Study to determine whether a discretionary project will have a significant effect on the environment. All phases of the project planning, implementation, and operation must be considered in the Initial Study. The purposes of an Initial Study, as listed under Section 15063(c) of the CEQA Guidelines, include:

- (1) *Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration;*
- (2) *Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;*
- (3) *Assist in the preparation of an EIR, if one is required, by:*
 - (a) *Focusing the EIR on the effects determined to be significant,*
 - (b) *Identifying the effects determined not to be significant,*
 - (c) *Explaining the reasons for determining that potentially significant effects would not be significant, and*
 - (d) *Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.*
- (4) *Facilitate environmental assessment early in the design of a project;*
- (5) *Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment*
- (6) *Eliminate unnecessary EIRs;*
- (7) *Determine whether a previously prepared EIR could be used with the project.*

1.2 Initial Study

The Initial Study provided herein covers the potential environmental effects of the construction and operation of 209 single-family homes and 76 multi-family units on approximately 59.30 gross acres. The City of Tulare will act as the Lead Agency for processing the Initial Study/Mitigated Negative Declaration under the CEQA Guidelines.

1.3 Environmental Checklist

The Lead Agency may use the CEQA Environmental Checklist Form [CEQA Guidelines, Section 15063(d)(3) and (f)] in preparation of an Initial Study to provide information for determining if there are significant effects of the project on the environment. A copy of the completed Environmental Checklist is outlined in **Section Three**.

1.4 Notice of Intent to Adopt a Mitigated Negative Declaration

The Lead Agency shall provide a Notice of Intent to Adopt a Negative Declaration (CEQA Guidelines, Section 15072) to the public, responsible agencies, trustee agencies, and the County Clerk within which the project is located, sufficiently before adoption by the Lead Agency of the Negative Declaration to allow the public and agencies the review period. The public review period (CEQA Guidelines, Section 15105) shall not be less than 30 days when the Initial Study/Negative Declaration is submitted to the State Clearinghouse unless a shorter period, not less than 20 days, is approved by the State Clearinghouse.

Before approving the project, the Lead Agency shall consider the proposed Negative Declaration together with any comments received during the public review process and shall adopt the proposed Negative Declaration only if it finds based on the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the Lead Agency's independent judgment and analysis.

The written and oral comments received during the public review period will be considered by The City of Tulare before adopting the Negative Declaration. Regardless of the type of CEQA document that must be prepared, the overall purpose of the CEQA process is to:

- 1) Assure that the environment and public health and safety are protected in the face of discretionary projects initiated by public agencies or private concerns;
- 2) Provide full disclosure of the project's environmental effects to the public, the agency decision-makers who will approve or deny the project, and the responsible trustee agencies charged with managing resources (e.g. wildlife, air quality) that may be affected by the project; and
- 3) Provide a forum for public participation in the decision-making process on potential environmental effects.

According to Section 15070(a) a public agency shall prepare or have prepared a proposed negative declaration for a project subject to CEQA when:

The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect

on the environment. Less than significant impacts with mitigation measures have been identified.

The Environmental Checklist Discussion contained in Section Three of this document has determined that the environmental impacts of the project are less than significant with mitigation measures and that a Mitigated Negative Declaration is adequate for adoption by the Lead Agency.

1.5 Negative Declaration or Mitigated Negative Declaration

The Lead Agency shall prepare or have prepared a proposed Negative Declaration or Mitigated Negative Declaration (CEQA Guidelines Section 15070) for a project subject to CEQA when the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment. The proposed Negative Declaration or Mitigated Negative Declaration circulated for public review shall include the following:

- (a) A brief description of the project, including a commonly used name for the project.
- (b) The location of the project, preferably shown on a map.
- (c) A proposed finding that the project will not have a significant effect on the environment.
- (d) An attached copy of the Initial Study documenting reasons to support the finding.
- (e) Mitigation measures, if any.

1.6 Intended Uses of Initial Study/Mitigated Negative Declaration Documents

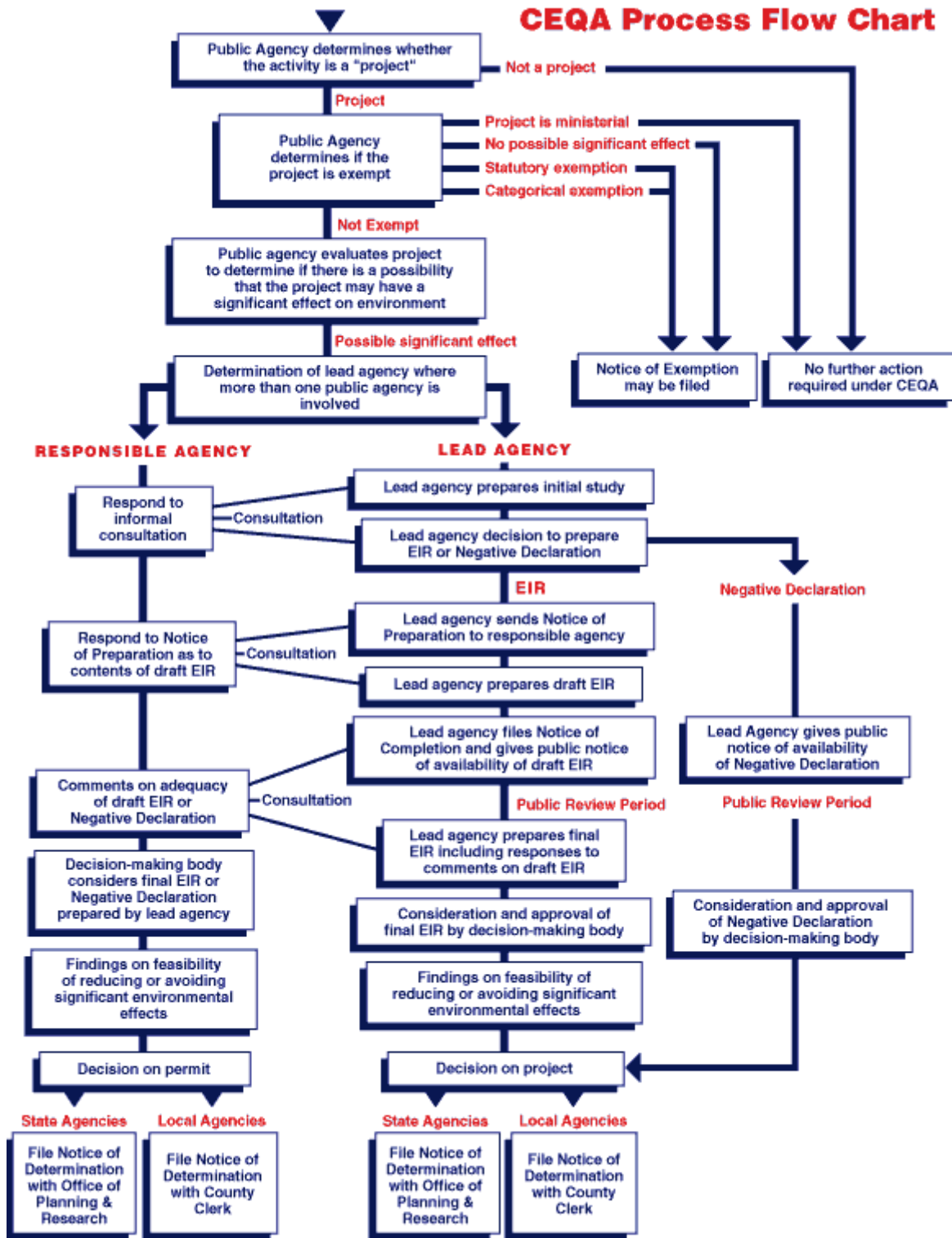
The Initial Study/Negative Declaration document is an informational document that is intended to inform decision-makers, other responsible or interested agencies, and the general public of the potential environmental effects of the proposed project. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency must balance any potential environmental effects against other public objectives, including economic and social goals. The City of Tulare, as the Lead Agency, will make a determination, based on the environmental review for the Environmental Study, Initial Study, and comments from the general public, if there are less than significant impacts from the proposed project and the requirements of CEQA can be met by adoption of a Mitigated Negative Declaration.

1.7 Notice of Determination (NOD)

The Lead Agency shall file a Notice of Determination within five working days after deciding to approve the project. The Notice of Determination (CEQA Guidelines, Section 15075) shall include the following:

- (1) *An identification of the project including the project title as identified on the proposed negative declaration, its location, and the State Clearinghouse identification number for the proposed negative declaration if the notice of determination is filed with the State Clearinghouse.*
- (2) *A brief description of the project.*
- (3) *The agency's name and the date on which the agency approved the project.*
- (4) *The determination of the agency that the project will not have a significant effect on the environment.*
- (5) *A statement that a negative declaration or a mitigated negative declaration was adopted pursuant to the provisions of CEQA.*
- (6) *A statement indicating whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted.*
- (7) *The address where a copy of the negative declaration or mitigated negative declaration may be examined.*
- (8) *The identity of the person undertaking a project which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies or the identity of the person receiving a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.*

1.8 CEQA Process Flow Chart



a.



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SECTION 2

Project Description

Project Title: Sherwood South Subdivision

2.1 Project Background & Purpose

The proposed Project involves the development of 285 new residential units consisting of 209 single-family homes and 76 units of multi-family apartments on approximately 59.30 acres in the City of Tulare. The Project Site's existing General Plan land use designation is Residential Low Density, with a current zoning designation of R-1-4 (Single Family Residential, 4,000 Square Foot Minimum Site Area). The proposed General Plan designation is Residential Low Density with a portion of the Site designated as Medium Density Residential. The Project's proposed zoning is R-1-4 and RM (Medium Family Residential). The single-family lots will average 5,000 square feet (50' by 100') while the multi-family lots will average 12,075 square feet (69' x 175') with over 19 lots. The Project also includes a 2.76-acre park and storm drainage basin.

The Project would result in onsite and offsite infrastructure improvements, including new and relocated utilities, new residential streets, and improvements to West Bardsley Avenue and Enterprise Street. The Project will require no demolition. An existing Tulare Irrigation District (TID) canal runs on the northern boundary of the Project Site. This will be piped underground in a 36" pipe.

2.2 Project Location

The proposed Project Site is in the eastern portion of the City of Tulare, on the northeast corner of West Bardsley Avenue and Enterprise Street. Highway 137 is ¼ mile north, and Highway 99 is 2.6 miles to the east. The Project Site is approximately 59.30 gross acres on three parcels, and are identified as assessor's parcel numbers 168-090-010, 168-147-018, and 168-090-011. The Site is topographically flat. Agricultural/vacant lands border the Site to the south and west. Single-family homes/rural residential homes border the Site to the north. To the east is vacant land being developed into a single-family home development.

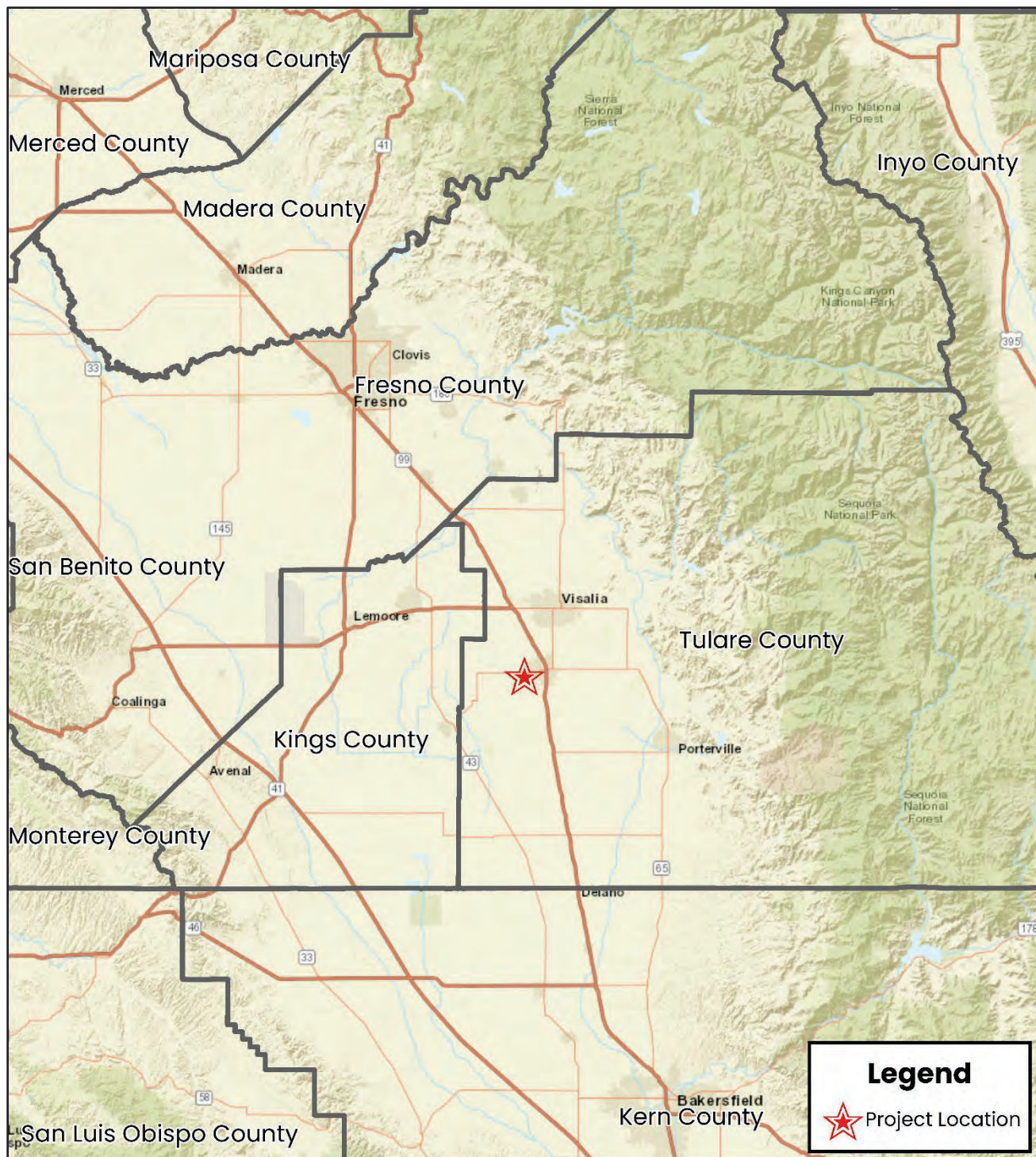
2.3 Other Permits and Approvals

Other permits and approvals required for the Sherwood South Project are listed below. It should be noted that this list is not exhaustive, and additional permits and approvals may also be required.

- City of Tulare Tentative Subdivision Map
- City of Tulare General Plan Amendment
- City of Tulare Zone Amendment
- City of Tulare Landscape Maintenance District Formation
- *City of Tulare Building and Encroachment Permits*
- *San Joaquin Valley Air Pollution Control District (SJVAPCD)*. The proposed Project is within the jurisdiction of the SJVAPCD and will be required to comply with Rules VIII, 3135, 4101, and 9510.
- *Central Valley Regional Water Quality Control Board, SWPPP*. The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a Storm Water Pollution Prevention Plan (SWPPP) to prevent impacts related to stormwater from project construction.



Figure 2-1. Vicinity Map



Legend
★ Project Location



4CREEKS

Date: 11/6/2023

Regional Location Map
Sherwood South Subdivision
City of Tulare



1 in = 20 miles

Figure 2-2. Regional Location Map

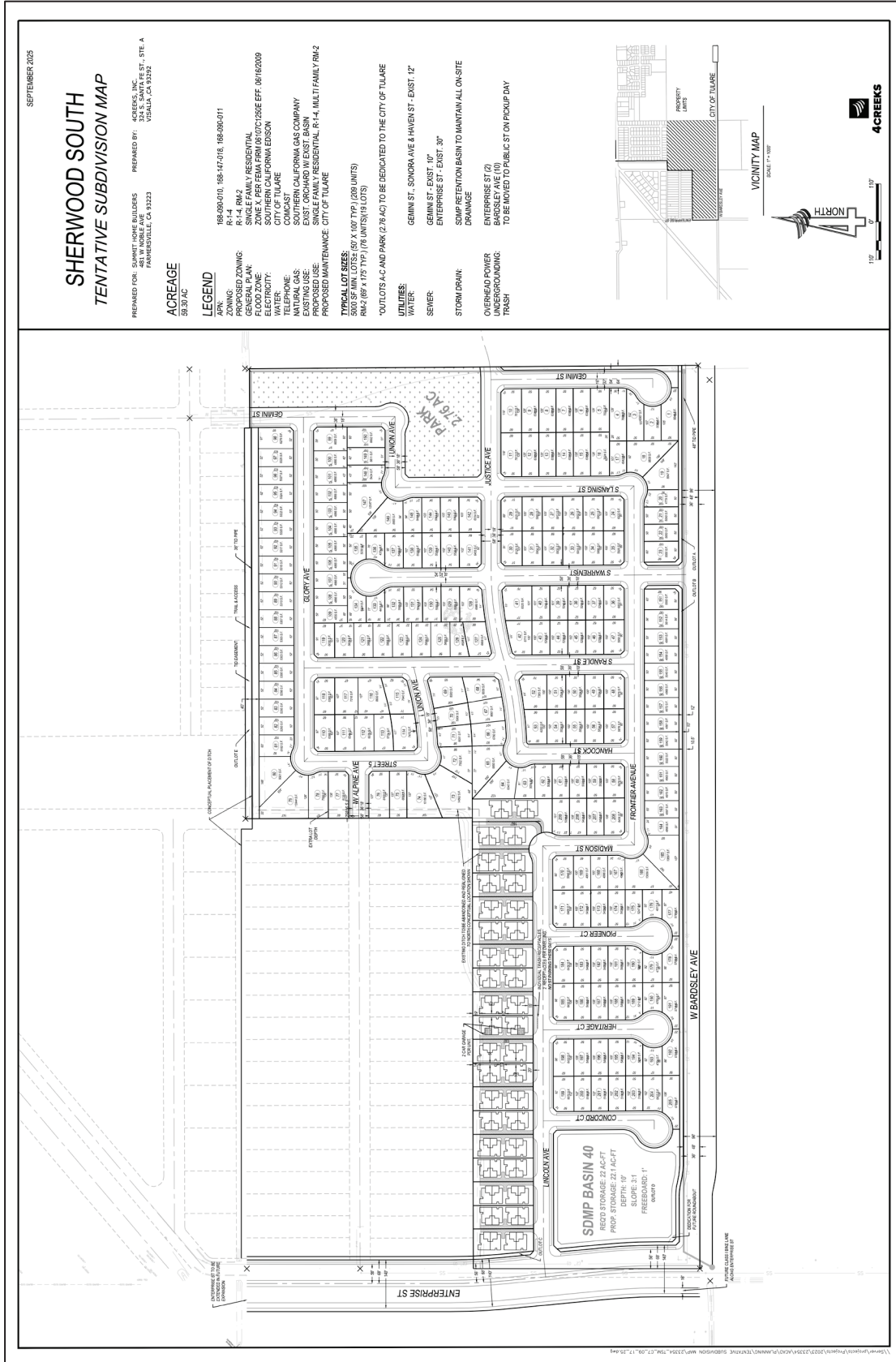


Figure 2-3. Site Plan.



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SECTION 3

Evaluation of Impacts

Project Title: Sherwood South Subdivision

This document is the Initial Study/Mitigated Negative Declaration for the proposed construction and operation of 285 new residential units consisting of 209 single-family homes and 76 units of multi-family apartments on approximately 59.30 acres in the City of Tulare. The City of Tulare will be the Lead Agency for this Project under the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

3.1 PURPOSE

The purpose of this environmental document is to implement the California Environmental Quality Act (CEQA). Section 15002(a) of the CEQA Guidelines describes the basic purposes of CEQA as follows.

- (1) *Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.*
- (2) *Identify the ways that environmental damage can be avoided or significantly reduced.*
- (3) *Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.*
- (4) *Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.*

This Initial Study of environmental impacts has been prepared to conform to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). According to Section 15070, a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a Project subject to CEQA when:

- (1) *The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the Project may have a significant effect on the environment.*
- (2) *The initial study identifies potentially significant events, but:*
 - a. *Revisions in the Project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*

- b. There is no substantial evidence, in light of the whole record before the agency, that the Project as revised may have a significant effect on the environment.*

3.2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** Sherwood South Subdivision
2. **Lead Agency:** City of Tulare
411 E Kern Avenue
Tulare, CA 93274
(559) 684-4207
3. **Applicant:** Summit Home Builders
481 W Noble Avenue
Farmersville, CA 93223
4. **Project Location:** The proposed Project Site is in the eastern portion of the City of Tulare, on the northeast corner of West Bardsley Avenue and Enterprise Street. Highway 137 is ¼ mile north, and Highway 99 is 2.6 miles to the east. The Project Site is approximately 59.30 gross acres on three parcels, known as assessor's parcel numbers 168-090-010, 168-147-018, and 168-090-011. The Site is topographically flat. Agricultural/vacant lands border the Site to the south and west. Single-family homes/rural residential homes border the site to the north. To the east is vacant land being developed into a single-family home development.
5. **General Plan Designation:** Low-Density Residential (Proposed General Plan Amendment to change a portion of the project site to Medium Density Residential)
6. **Zoning Designation:** R-1-4, Single Family Residential: 4,000 sq. ft. minimum (Proposed Zone Amendment to change a portion of the project site to RM (Medium Density Residential)
7. **Project Description:** The proposed Project involves the development of 285 new residential units consisting of 209 single-family homes and 76 units of multi-family apartments on approximately 59.30 acres in the City of Tulare. The Project Site's existing General Plan land use designation is Residential Low Density, with a current zoning designation of R-1-4 (Single Family Residential, 4,000 Square Foot Minimum Site Area). The proposed General Plan designation is Residential Low Density with a portion of the Site designated as Medium Density Residential. The Project's proposed zoning is R-1-4 and RM (Medium Family Residential). The single-family lots will average 5,000 square feet (50' by 100') while the multi-family lots will average 12,075 square feet (69' x 175') with over 19 lots. The Project also includes a 2.76-acre park and storm drainage basin.

The Project would result in onsite and offsite infrastructure improvements, including new and relocated utilities, new residential streets, and improvements to West Bardsley Avenue and Enterprise Street. The Project will require no demolition. An existing Tulare Irrigation District (TID) canal runs on the northern boundary of the Project Site. This will be piped underground in a 36" pipe.

8. Surrounding Land Use Designations and Settings:

North	Planned Use: Low-Density Residential (Tulare 2035 General Plan); Currently Low Density Residential
South	Planned Use: Open Space/Agricultural; Currently Agriculture, Rural Residential
East	Planned Use: Low Density Residential; Currently Vacant Land Being Developed into Single Family Homes
West	Planned Use: Agriculture (Tulare County) Currently Agriculture

9. Required Approvals: The following discretionary approvals are required for the proposed Project:

City of Tulare – Tentative subdivision Map
 City of Tulare – General Plan Amendment
 City of Tulare – Zone Amendment

Other permits and approvals required for the Sherwood South Subdivision Project are listed below. It should be noted that this list is not exhaustive, and additional permits and approvals may also be required.

- *City of Tulare Building and Encroachment Permits*
- *City of Tulare Landscape Maintenance District*
- *San Joaquin Valley Air Pollution Control District (SJVAPCD)*. The proposed Project is within the jurisdiction of the SJVAPCD and will be required to comply with Rules VIII, 3135, 4101, and 9510.
- *Central Valley Regional Water Quality Control Board, SWPPP*. The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a Storm Water Pollution Prevention Plan (SWPPP) to prevent impacts related to stormwater from project construction.

10. Native American Consultation: The State requires lead agencies to consider the potential effects of proposed Projects and consult with California Native American tribes during the local planning process to protect Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Under PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe, which is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that is either on or eligible for inclusion in the California Historic Register or local historic register, or the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a) (1-2)). According to the most recent census data, California is home to 109 currently recognized Native American tribes. Tribes in California

currently have nearly 100 separate reservations or Rancherias. Following AB 52, tribal groups that the Project can potentially impact were contacted to review the Project. The Santa Rosa Tachi Yokut Tribe is the only tribe that has formally requested notification of projects within its area of traditional interest. Accordingly, a consultation request was forwarded to the Santa Rosa Tachi Yokut Tribe for review of the proposed Project; however, no response has been received as of the preparation date of this document, October 24, 2025.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

11. **Parking and access:** Vehicular access to the Project is available via one entrance on Enterprise Street and one on Bardsley Avenue. Gemini Street and Alpine Avenue will also be extended to connect with the Project. The proposed development will include internal drives with sidewalks consistent with Tulare's requirements. The improvements on Bardsley Avenue and Enterprise Street include a newly widened road, sidewalk, and landscaping. During construction, workers will utilize on-site temporary site staging areas for parking vehicles and equipment.
12. **Landscaping and Design:** The Project will have landscaping along the frontage and throughout the Site. The landscape and design plans will be required when the Project submits the building permit on the Project and will be subject to the City of Tulare.
13. **Utilities and Electrical Services:** The City of Tulare will provide water, sewer, and refuse services. The Project will connect to existing water lines on Gemini Street, Sonora Avenue, and Haven Street however, the developer will be required to extend water mains along the Project's frontage on Bardsley Avenue and Enterprise Street. It will connect to existing sanitary sewer lines on Gemini Street and Enterprise Street. Southern California Edison will provide electricity, and Comcast will provide telephone connections. Stormwater will be collected on a proposed new basin on the western portion of the site. Tulare will extend other City Services (law enforcement, fire protection, etc.) to the proposed Project area following development.

Acronyms

ALUCP	Airport Land Use Compatibility Plan
APCD	Air Pollution Control District
AQMD	Air Quality Management District
ATCM	Airborne Toxic Control Measure
BMP	Best Management Practices
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulation
CDFG	California Department of Fish and Game
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CPUC	California Public Utilities Commission
CWA	California Water Act
DHS	Department of Health Services
DOC	California Department of Conservation
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
DWWTP	Domestic Wastewater Treatment Plant
EIA	U.S. Energy Information Administration
FEIR	Final Environmental Impact Report
FESA	Federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
FPP	Farmland Preservation Plan
FPPA	Farmland Protection Policy Act
GAMAQI	Guide for Assessing and Mitigating Air Quality Impacts
GPCD	Gallons per Capita per Day
GSA	Groundwater Sustainability Agency
HSC	Health and Safety Code
Hz	Hertz
ISMND	Initial Study Mitigated Negative Declaration
JPA	Joint Power Authority
LAFCO	Local Area Formation Commission
Ldn	Day-Night Sound Level
LF	Linear Feet
LOS	Level of Service
MBTA	Migratory Bird Treaty Act

MCL	Maximum Contaminant Level
MG	Million Gallons
MGD	Million Gallons per Day
MGPY	Million Gallons per Year
MMRP	Mitigation Monitoring and Reporting Program
NAAQS	National Ambient Air Quality Standards
NAC	Noise Abatement Criteria
NAHC	Native American Heritage Commission
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OPR	Office of Planning and Research
PRC	California Public Resources Code
RCRA	Resource Conservation and Recovery Act of 1976
RMW	Regulated Medical Waste
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SCE	Southern California Edison
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SJV	San Joaquin Valley
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SMARA	State Surface Mining and Reclamation Act
SOI	Sphere of Influence
SSJVIC	Southern San Joaquin Valley Air Pollution Control District
SSJVIC	Southern San Joaquin Valley Information Center
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCAG	Tulare Council of Governments
TCEHSD	Tulare County Environmental Health Services Division
TFD	Tulare Fire Department
TID	Tulare Irrigation District
TPD	Tulare Police Department
TPY	Tons per Year
UBC	Uniform Building Code
USFWS	U.S. Fish and Wildlife Service
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WDR	Waste Discharge Requirements
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant



Vicinity Map
Sherwood South Subdivision
City of Tulare



Figure 3-1. Vicinity Map

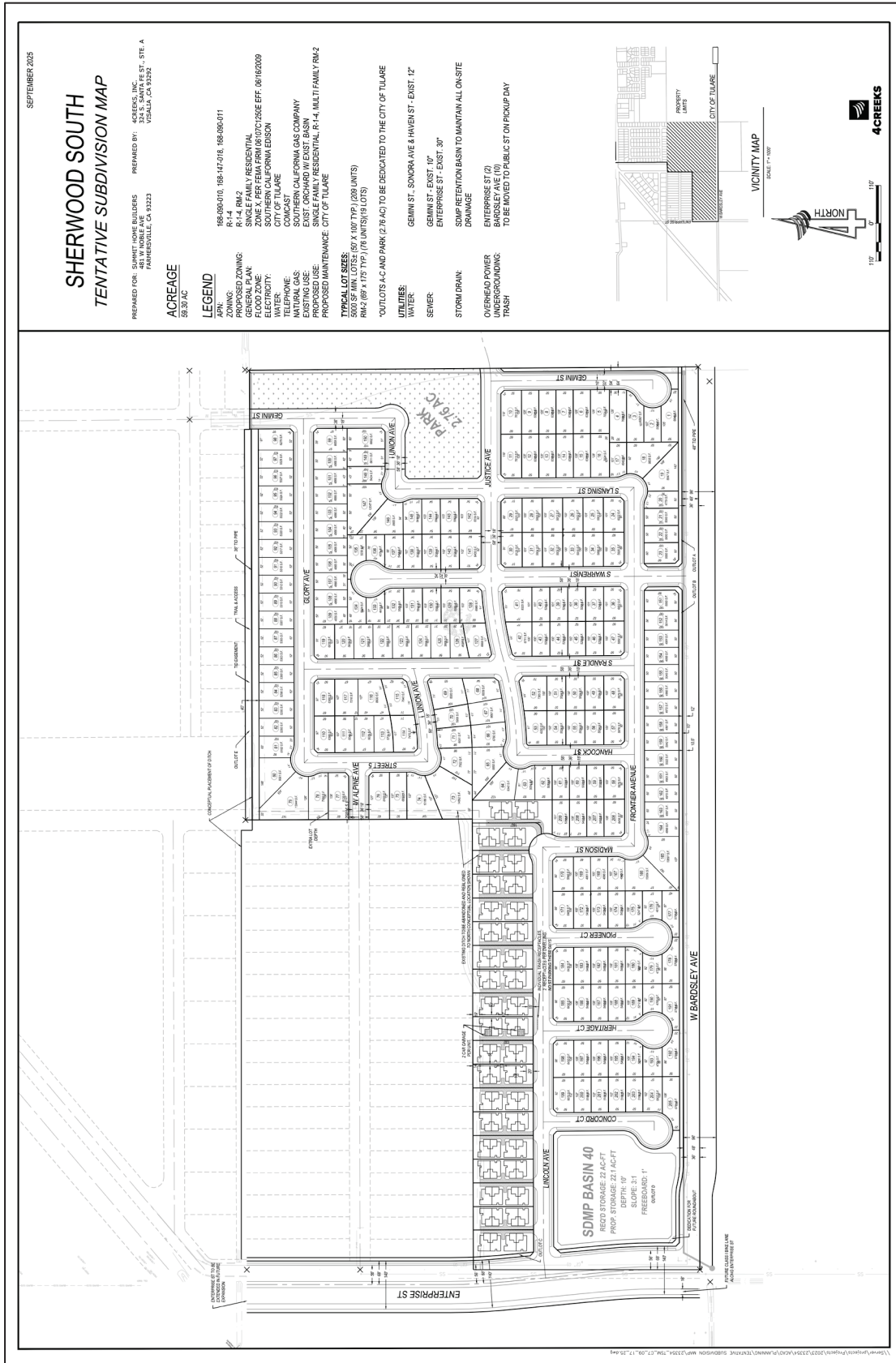


Figure 3-2. Site Plan.

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

1. For purposes of this Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent Project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the PEIR.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the PEIR, but that impact is less than significant;
 - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the PEIR, however, with the mitigation incorporated into the Project, the impact is less than significant.
 - d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the PEIR.
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-Site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
6. Earlier analyses may be used where, pursuant to the tiering, PEIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the PEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address Site-specific conditions for the Project.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 9. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
 10. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

3.4 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Tribal Cultural |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Population | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and soils | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Greenhouse Gas Emissions | | |

DETERMINATION: (To be completed by the Lead Agency) Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

On the basis of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A Negative Declaration is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is requested.

SIGNATURE

DATE

PRINTED NAME

City of Tulare
AGENCY

3.5 ENVIRONMENTAL ANALYSIS

The following section evaluates the impact categories and questions in the checklist and identifies mitigation measures, if applicable.

I. AESTHETICS

Except as provided in Public Resource Code Section 210999, would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the Site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The Project is located within the City of Tulare, within the San Joaquin Valley. Tulare has generally retained a small-town feel rooted in its historic agriculture-related character and economy. The City's primary distinct areas include its downtown commercial center, the commercial center along Prosperity Avenue, an evolving industrial area in the southeast, and low-density residential neighborhoods. These lower-density neighborhoods comprise much of

the land within the City and contain local commercial services. The City of Tulare General Plan does not identify any aesthetic resources within the City. However, the views of the agricultural land on the urban fringes and the Sierra Nevada Mountains to the east can be an aesthetic resource.

Sierra Nevada Mountains

The Sierra Nevada Mountain range and its foothills stretch along the eastern half of Tulare County and are a valuable aesthetic resource. Sequoia National Park is within the stretch of the Sierra Nevada Mountains in Tulare County. Sequoia National Forest is a U.S. National Forest known for its mountain scenery and natural resources. The Sierra Nevada foothills begin approximately 15 miles east of the proposed Project Site. However, views of the mountains are not visible on most days due to poor air quality.

Project Setting

The following photos demonstrate the aesthetic character of the Project area. The proposed Project Site is in a relatively flat, undeveloped area.



Photo 1: Southwest Site Boundary, Facing Northeast