

# COUNTY OF TULARE RESOURCE MANAGEMENT AGENCY



5961 South Mooney Boulevard  
Visalia, CA 93277

## Initial Study and Mitigated Negative Declaration

Plainview Community Plan 2019

GPA 17-009 (Community Plan)

PZC 19-009 (Zoning District Map)

PZC 19-007 (Section 18.9 Zoning Ordinance - Mixed Use)

PZC 19-008 (Section 16 Zoning Ordinance - By Right)

May 2019

Prepared by  
County of Tulare Resource Management Agency  
Economic Development and Planning Branch  
Environmental Planning Division

## INITIAL STUDY CHECKLIST

1. **Project Title:** Draft Plainview Community Plan 2019
2. **Lead Agency:** County of Tulare  
Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277
3. **Contact Persons:** Jessica Willis, Planner IV (Project Planner) – 559-624-7122  
Hector Guerra, Chief, Environmental Planning Division – 559-624-7121
4. **Project Location:** Plainview is a census-designated place located in the southern portion of Tulare County (see Figure 1), approximately four (4) miles west of Strathmore and approximately six (6) miles southwest of Lindsay. Plainview is located within Lindmore Irrigation District. The Lindmore Irrigation District serves agricultural water to properties in the vicinity of the community of Plainview. The Plainview community boundary includes Avenue 196 on the north; Road 198 on the east; Avenue 194 on the south; it includes both sides of Road 196 on the north; Road 196 down to the intersection of Avenue 192; and it included areas near the Road 195 alignment to the west side of Plainview. Plainview is identified in the north half of the northwest one-quarter of the south-west quarter of Section 35, Township 20 South, Range 26 East; MDB&M; and can be found within the Cairns Corner Quadrangle, United States Geological Survey 7.5 minute topographic quadrangle. Plainview is located at an elevation of 354 feet above sea level.
5. **Latitude, Longitude:** Latitude 36° 08' 32" N and Longitude 119° 08' 15" W.
6. **Applicant:** County of Tulare  
Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277
7. **General Plan Designation:** Mixed use.
8. **Zoning:** A-1, AE-40, C-1, C-2, C-2-M, M-1, R-A, R-A-12.5, R-A-M, Rights of Way.
9. **Description of Project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)** The objective of the Plainview Community Plan 2019 is to develop a community plan which can accurately reflect the needs and priorities of the unincorporated community of Plainview. Plainview is currently designated as an unincorporated community in the 2030 Tulare County General Plan (2012). It has become apparent based on the October 2015 Disadvantaged Unincorporated Communities Assessment that a more precise plan is needed to increase the availability of infrastructure funding (such as drinking water system improvements: wells, water distribution piping, and storage tanks, and curbs, gutters, sidewalks, etc.) and to stimulate economic development within the community.

Plainview has localized land use needs and issues that should be addressed more specifically regarding its community, geographic features, location of major roadways (such as State Route 190), population characteristics, availability of water, and other issues unique to the community's area. Thus, the Plainview Community Plan 2019 has been prepared with an emphasis on land uses, circulation, and infrastructure planning.



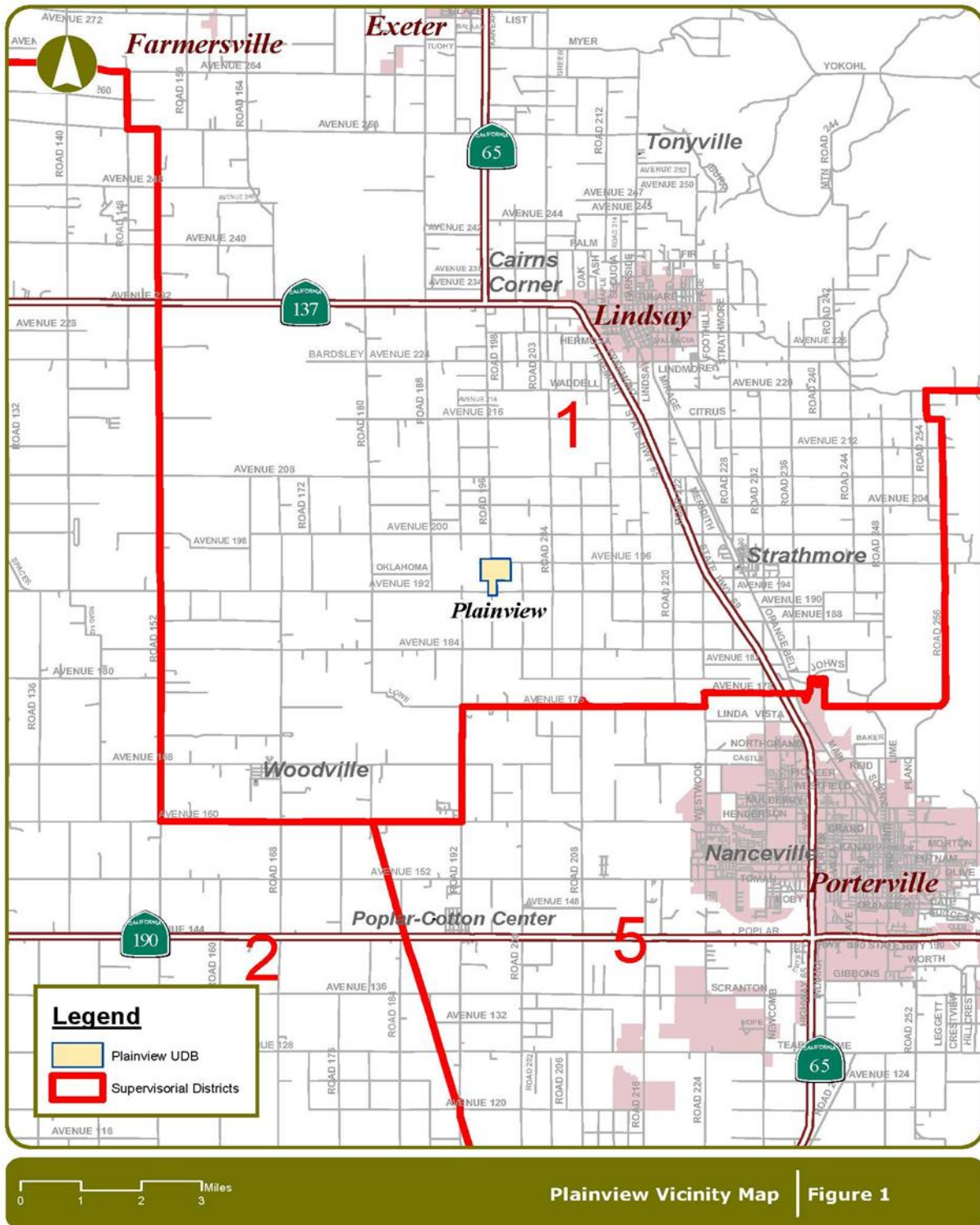
- 10. Surrounding land uses and setting (Brief description):** “The community of Plainview is approximately 4 miles west of the community of Strathmore, approximately 6 miles southwest of the City of Lindsay, and 11 miles southwest of the City of Tulare.”<sup>1</sup> Plainview is surrounded by agricultural farmlands. According to the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), the lands north, east, and west of Plainview are identified as lands of Statewide Importance. The lands southwest, south, and southeast of Plainview are identified as Prime Farmlands.<sup>2</sup>
- 11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None.
- 12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Pursuant to AB 52 and SB 18, a Sacred Land File request was submitted to the Native American Heritage Commission on March 6, 2019, and was returned on March 19, 2019, indicating negative results. On March 21, 2019, tribal consultation notices were sent to tribal contacts representing six (6) Native American tribes. The County followed up on the initial consultation notices via emails on April 23, 2019 and April 24, 2019 for SB 18. The County received no responses from the tribes within the 30-day response time pursuant to AB 52, and, as of April 25, 2019, is still waiting for consultations requested within the 90-day response time pursuant to SB18. Mitigation measures have been included in the project to reduce potential impacts on tribal cultural resources in the event that any are unearthed during construction-related activities.

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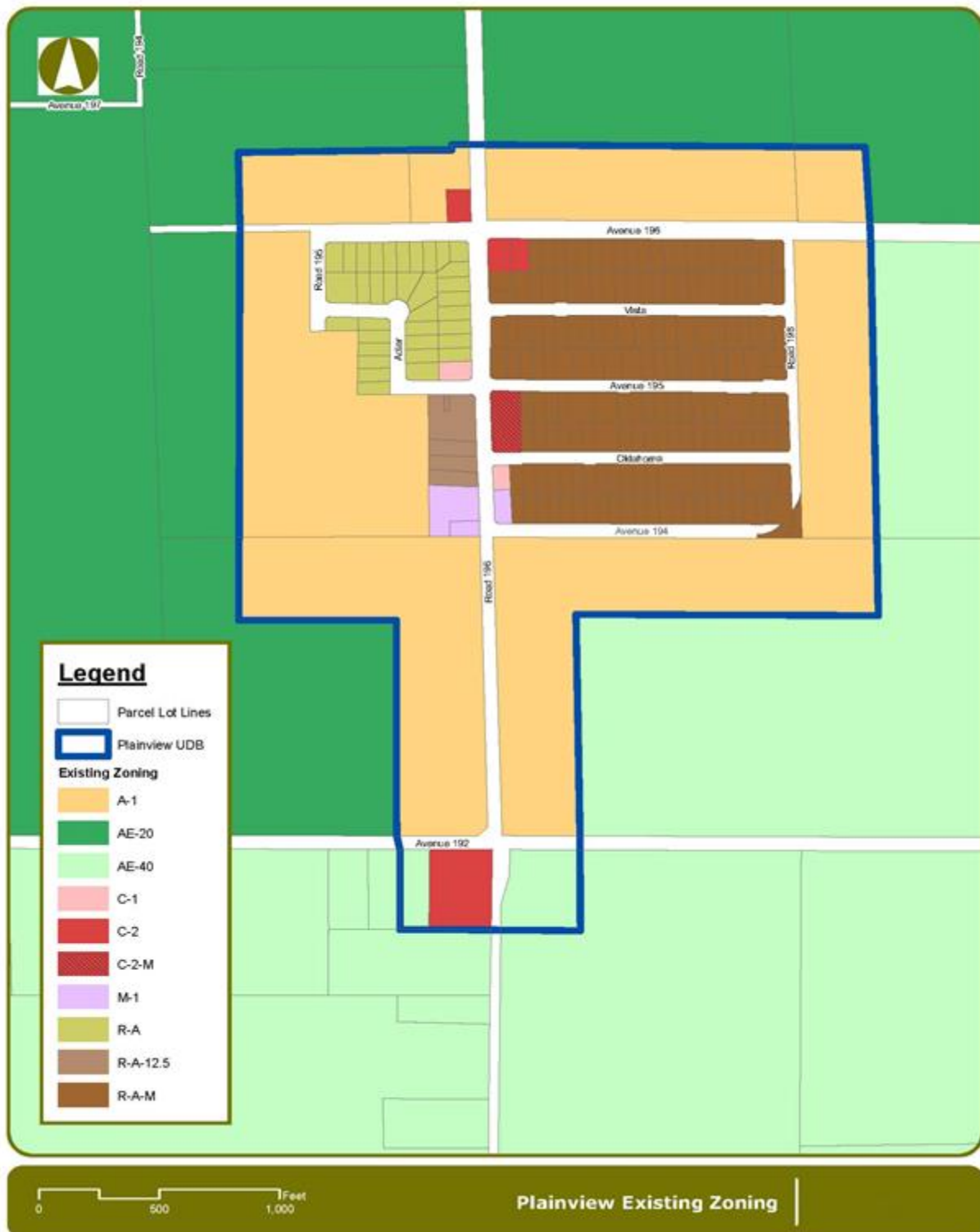
<sup>1</sup> Plainview Community Plan 2019. Executive Summary.

<sup>2</sup> Ibid.

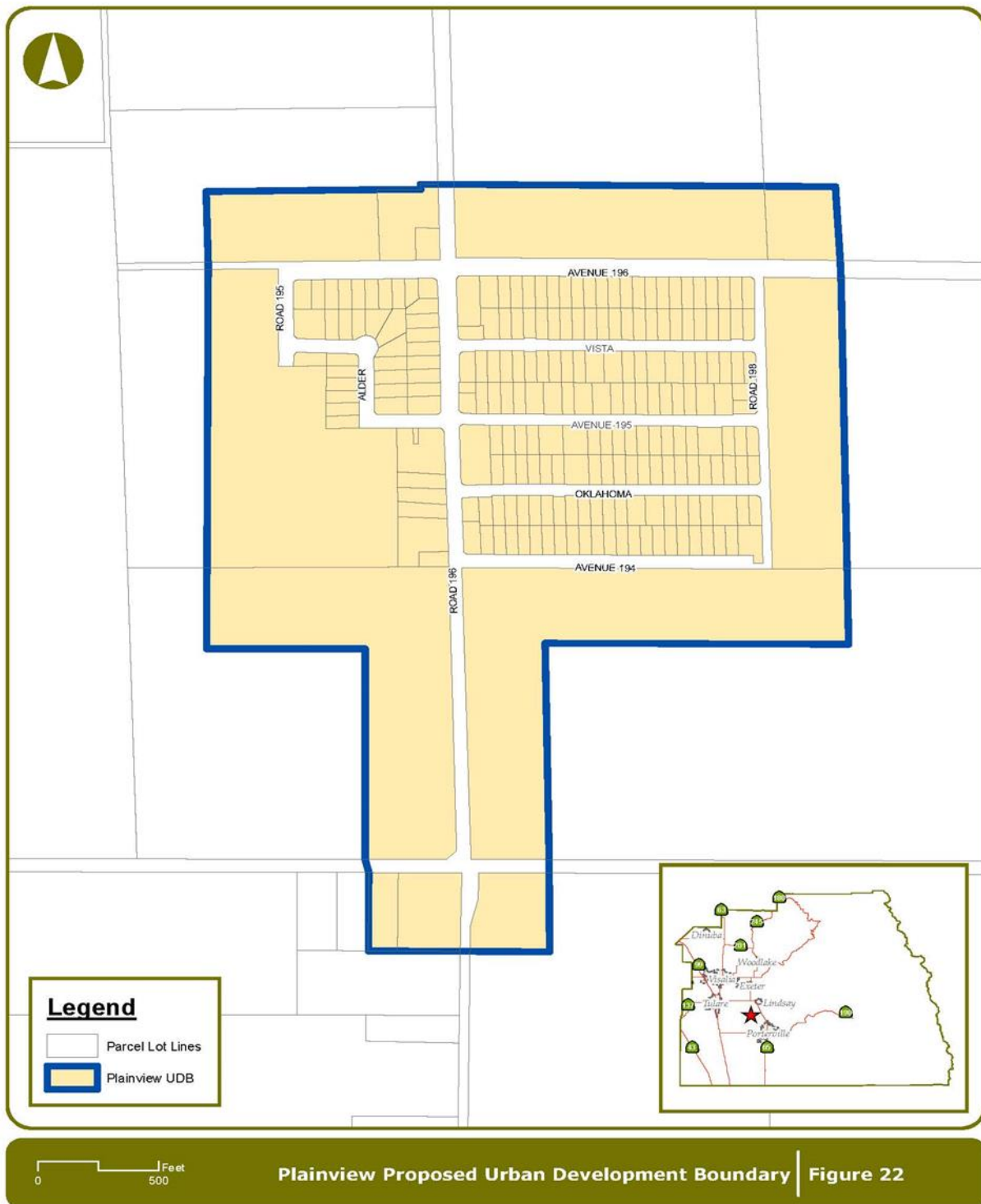
**Figure 1**  
**Plainview Vicinity Map**



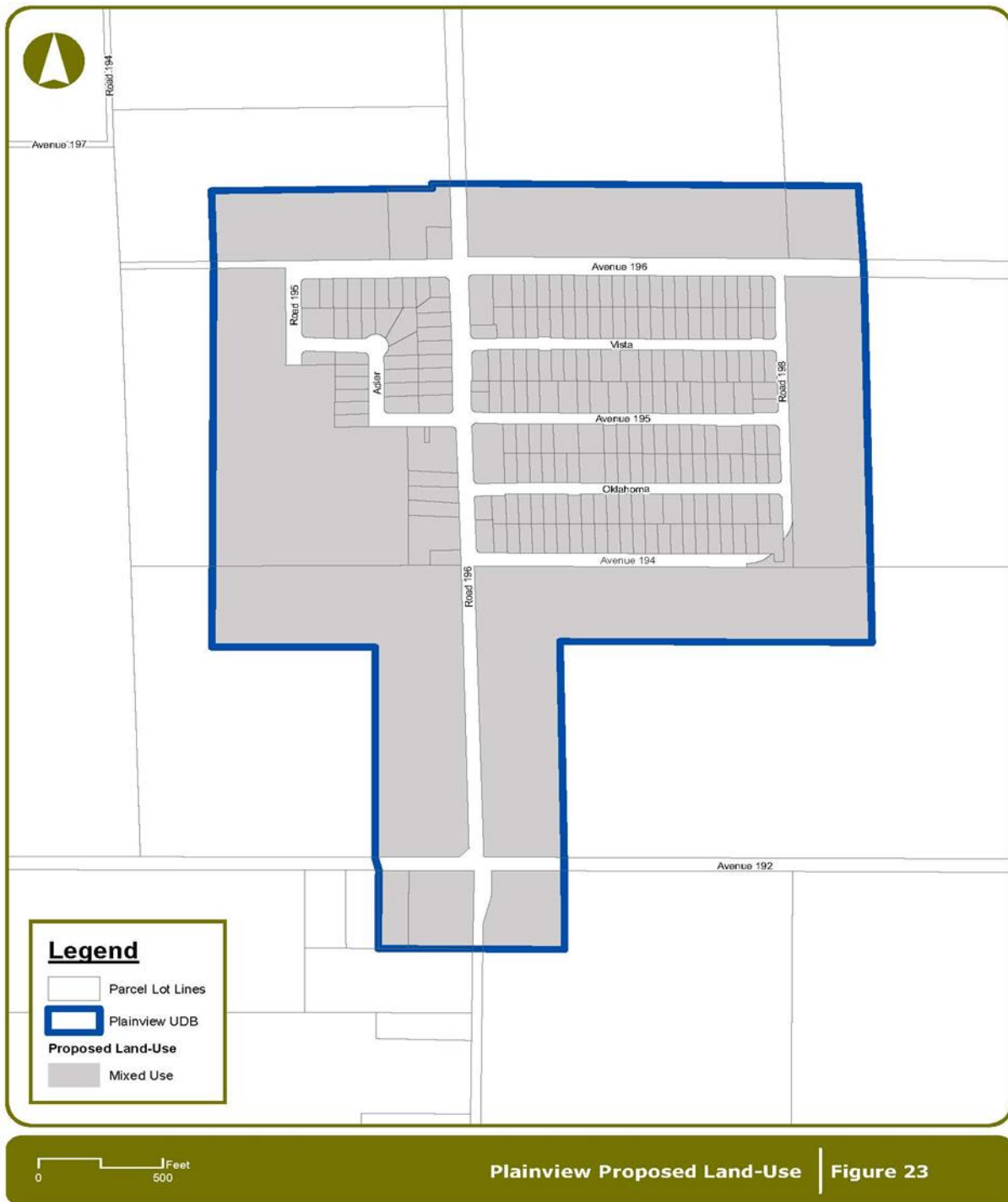
**Figure 2**  
**Plainview Existing Zoning Map**



**Figure 3**  
**Plainview Proposed Urban Development Boundary Map**

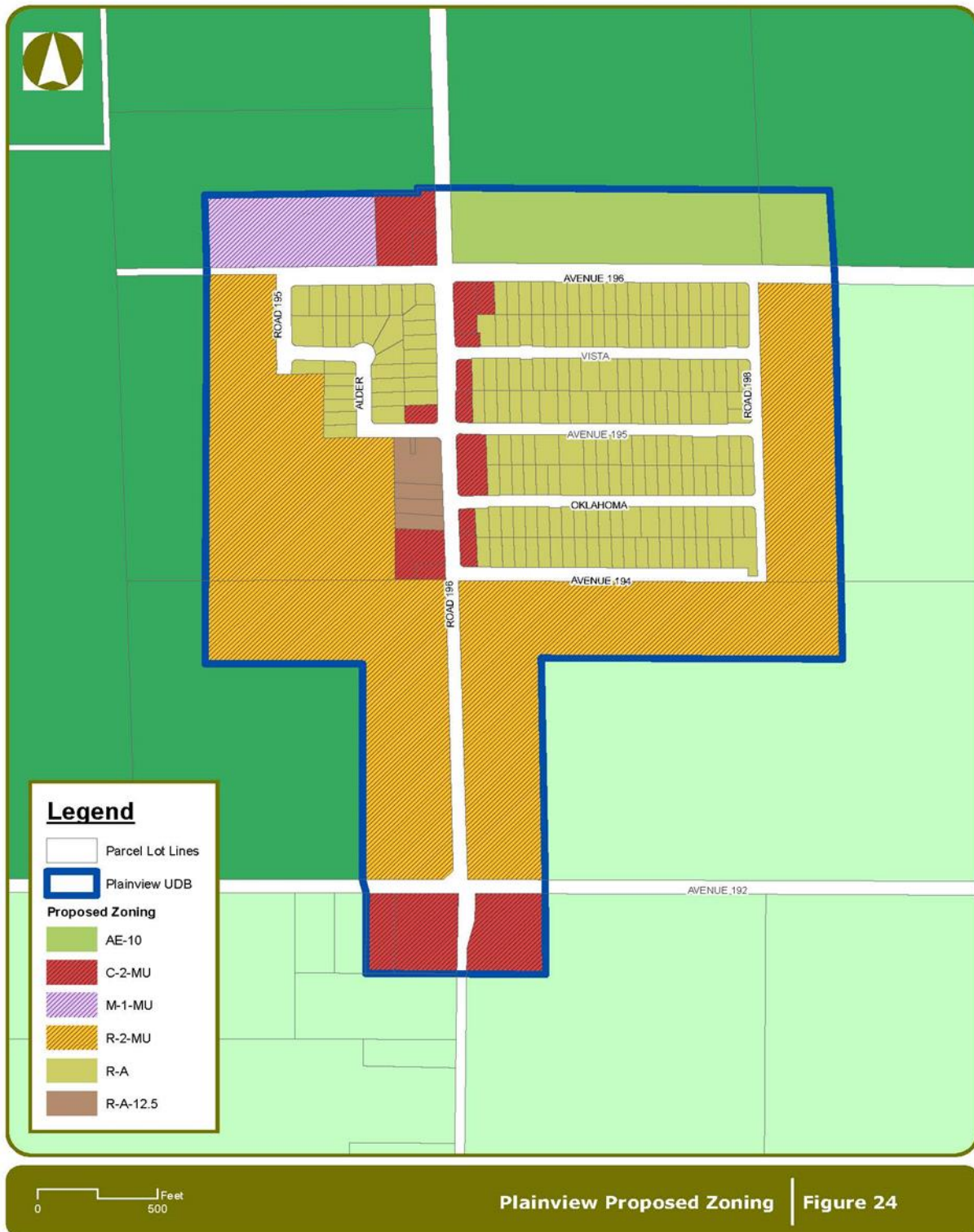


**Figure 4**  
**Plainview Proposed Land Use Plan**





**Figure 5**  
**Plainview Proposed Zoning Map**



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

A. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” “unless mitigated” as indicated by the checklist on the following pages.

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

## B. DETERMINATION:

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 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. An **ENVIRONMENTAL IMPACT REPORT** 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 required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Hector Guerra  
Printed Name

Chief Environmental Planner  
Title

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Reed Schenke, P.E.  
Printed Name

Environmental Assessment Officer  
Title

## C. EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) 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).
- 2) 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.
- 3) 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.
- 4) “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 “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, 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 an 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.
- 6) 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.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) 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.
- 9) 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.



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
1.	AESTHETICS					
	Except as provided in Public Resources Code Section 21099, would the project:					
	a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis:

The following Tulare County General Plan 2030 Update policies for this resource apply to this Project:

The Plainview Urban Development Boundary (UDB) contains approximately 145.8 acres, and no proposed development projects are part of this community plan. However, over time, there may be new developments within the Planning Area that could impact the area's aesthetic character as future development replaces existing agricultural lands and rural open spaces. At the time of development, existing General Plan policies and proposed Community Plan policies will be implemented to avoid and/or minimize any potentially adverse impacts to scenic views (for example, *ERM-1.15 Minimize Lighting Impacts* and *ERM-5.18 Night Sky Protection*).

The Project area is traversed by County Scenic Road along Avenue 196 between Road 196 and Road 198. As with much of Tulare County, the Sierra Nevada mountains are visible when conditions (such as haze, fog, or air quality) do not interfere with visibility. Implementation of General Plan policies (for example, *SL-1.1 Natural Landscapes*) is intended to minimize impacts to views of landscapes. Future development design will be required to consider potential visual impacts to the surrounding areas, and set-back requirements and building height limitations contained in the Tulare County Zone Ordinance will also prevent adverse impacts to a scenic vista.

- a) **No Impact** - The proposed Project is a Community Plan and contains no plans for development or construction projects. The Project will not adversely affect any scenic vista; as such, it will not include any structures which may substantially impact a scenic vista. As such, there will be no impact to this resource.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>b) <b>No Impact</b> – According to Plainview Community Plan 2019, Plainview is an unincorporated community that contains a mixture of residential, neighborhood commercial, religious establishments, and limited industrial areas similar to the type of land uses found in incorporated places within Tulare County.<sup>3</sup> “Farm and Agricultural land uses bound Plainview on the north, east, south, and western portions of Plainview’s designated UDB.”<sup>4</sup> As such, the proposed Community Plan will not impact scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state or county designated scenic highway or county designated scenic road. Therefore, there will be no impact to this resource.</p> <p>c) <b>No Impact</b> - The Community Plan does not include any plans for construction or development. Future development design will consider potential visual impacts to the surrounding areas, and set-back and building height limitations contained in the Tulare County Zoning Ordinance will also prevent any adverse impacts to a scenic vista. The predominantly agricultural scenery surrounding the Community will remain unchanged. As such, there will be no impact to this resource.</p> <p>d) <b>No Impact</b> - The proposed Community Plan will not result in the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Over the course to the planning horizon, the Plan acknowledges that additional development and growth will likely occur in the planning area that could lead to future impacts from light or glare. Various General Plan Policies are anticipated to minimize impacts from light or glare sources. Evening hour lighting for safety and security purposes cannot be determined until specific locations and development proposals are received. However, there are several General Plan Policies (such as <i>ERM-1.15</i> Minimize Lighting Impacts, <i>LU-4.5</i> Commercial Building Design, <i>LU-7.19</i> Minimize Lighting Impacts, and <i>SL-1.2</i> Working Landscapes) that require new development to minimize lighting impacts. Therefore, this Community Plan will result in no impact to this resource.</p>					
<b>2.</b>	<b>AGRICULTURAL AND FOREST RESOURCES</b>				
	<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
	<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>3</sup> Plainview Community Plan 2019. Executive Summary.

<sup>4</sup> Ibid.

			SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	b)	Conflict with existing zoning for agriculture use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources code 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis:

a) - e) **No Impact** - The existing Land Use for the community of Plainview is designated Mixed-Use (MU). “As an unincorporated community, Plainview contains a mixture of residential, neighborhood commercial, religious establishments, and limited industrial areas similar to the type of land uses found in incorporated places within Tulare County.”<sup>5</sup> As noted earlier, the Project does not include any development projects/proposals; however, future development is anticipated to occur within the Plainview UDB area over time. Development within the Planning Area would, over time, affect the area's agricultural lands and rural open spaces as future urban development occurs.

“The area within the existing 145.8-acres Plainview UDB is designated in the 2019 FMMP map. Of these, approximately 43.04 acres are designated Urban and Built-up Land, approximately 83.76-acres are designated Farmland.”<sup>6</sup>

Over time, parcels classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) may turn to development of non-agricultural uses. The area within Plainview’s UDB is designated in the FMMP map (see Figure 7 of the Community Plan). As specific development proposals come forward, each will be evaluated on its own merits and the appropriate environmental evaluation will determine the level of mitigation measures, if necessary/applicable.

As the Project does not include any development proposals, the Community Plan will not result in the conversion of any prime agricultural land as defined in Section 51201(C) of the Govt. Code to non-agricultural use. It will not conflict with existing zoning for agriculture use, or a Williamson Act contract; it will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources code 12220(g) or timberland (as defined in Public Resource

<sup>5</sup> Plainview Community Plan 2019. Executive Summary.

<sup>6</sup> Ibid.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>	
Code section 4526); it will not result in the loss of forest land or conversion of forest land to non-forest use, nor will it involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The Project could result in conversion of farmland to future non-agricultural use (residential, commercial, or industrial); however, no development proposals are part of this Community Plan. There will be no impact to these resources a) – e).						
<b>3.</b>	<b>AIR QUALITY</b>					
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:						
	a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>As noted previously, the Project is the proposed Plainview Community Plan and no development proposals are being considered at this time. The Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Also, the Project does not include expansion of the Urban Development Boundary (UDB) at this time.</p> <p>The proposed Project is located in the San Joaquin Valley Air Basin (SJVAB), a continuous inter-mountain air basin. The Sierra Nevada Range forms the eastern boundary; the Coast Range forms the western boundary; and the Tehachapi Mountains form the southern boundary. These topographic features restrict air movement through and beyond the SJVAB. The SJVAB is comprised of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare Counties and the valley portion of Kern County; it is approximately 25,000 square miles in area. Tulare County lies within the southern portion of the SJVAB. The SJVAB is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District).</p> <p>Both the federal government (through the United State Environmental Protection Agency (EPA)) and the State of California (through the California Air Resources Board (CARB)) have established health-based ambient air quality standards (AAQS) for six air pollutants, commonly referred to as “criteria pollutants.” The six criteria pollutants are: carbon monoxide (CO), ozone (O<sub>3</sub>), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead (Pb).</p> <p>National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for each criteria pollutant to protect the public health and welfare. The federal and state standards were</p>						

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>developed independently with differing purposes and methods, although both processes are intended to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California state standards are more stringent.</p> <p>The Federal Clean Air Act requires EPA to set NAAQS for the six criteria pollutants, noted above, that occur throughout the United States. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. EPA regulates the criteria pollutants by developing human health-based and/or environmentally-based criteria (science-based guidelines) for setting permissible levels. The set of limits based on human health is called primary standards. Another set of limits intended to prevent environmental and property damage is called secondary standards.</p> <p>EPA is required to designate areas as meeting (attainment) or not meeting (nonattainment) the air pollutant standards. The Federal Clean Air Act (CAA) further classifies nonattainment areas based on the severity of the nonattainment problem, with marginal, moderate, serious, severe, and extreme nonattainment classifications for ozone. Nonattainment classifications for PM range from marginal to serious. The Federal CAA requires areas with air quality violating the NAAQS to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures that states will use to attain the NAAQS. The Federal CAA amendments of 1990 require states containing areas that violate the NAAQS to revise their SIP to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of Air Basins as reported by the agencies with jurisdiction over them. The EPA reviews SIPs to determine if they conform to the mandates of the Federal CAA amendments and will achieve air quality goals when implemented. If the EPA determines a SIP to be inadequate, it may prepare a Federal Implementation Plan (FIP) for the nonattainment area and impose additional control measures.</p> <p>The SJVAB is designated non-attainment of state and federal health based air quality standards for ozone and respirable particulate matter (PM). The federal classification for the SJVAB is extreme non-attainment for the 8-hour ozone standard. To meet Federal Clean Air Act requirements, the District adopted the 2007 Ozone Plan on April 30, 2007. The ARB approved the Plan on June 14, 2007, while the EPA approved the Plan effective April 30, 2012. The Plan projects that the Valley will achieve the 8-hour ozone standard for all areas of the SJVAB no later than 2023. The District adopted the 2016 Plan for the 2008 8-Hour Ozone Standard in June 2016. This plan satisfies Clean Air Act requirements and ensures expeditious attainment of the 75 parts per billion 8-hour ozone standard. The federal PM<sub>10</sub> standard has been achieved and the US EPA re-classified the SJVAB as in attainment on September 25, 2008. Even after achieving the PM<sub>10</sub> standard, the SJVAB is currently a PM<sub>10</sub> Maintenance Area and all rules and regulations are still in effect. The SJVAB is designated non-attainment for state and federal PM<sub>2.5</sub> (particulate matter less than 2.5 micrometers in diameter) annual standards. The Air District adopted the 2008 PM<sub>2.5</sub> Plan in April 2008 to address EPA's annual PM<sub>2.5</sub> standard of 15 µg/m<sup>3</sup>, which was established by EPA in 1997. The Air District adopted the 2012 PM<sub>2.5</sub> Plan to address EPA's 2006 revised 24-hour standard (35 µg/m<sup>3</sup>) in December 2012. On April 16, 2015, the Air District adopted the 2015 Plan for the 1997 PM<sub>2.5</sub> Standard which addresses both the annual (35 µg/m<sup>3</sup>) and 24-hour (35 µg/m<sup>3</sup>) standards established by EPA in 1997. The District adopted the 2015 Plan for the 1997 PM<sub>2.5</sub> Standard on April 16, 2015. This plan addresses EPA's annual PM<sub>2.5</sub> standard of 15 µg/m<sup>3</sup> and 24-hour PM<sub>2.5</sub> standard of 65 µg/m<sup>3</sup>, established in 1997. The Air District adopted the 2016 Moderate Area Plan for the 2012 PM<sub>2.5</sub> Standard on September 15, 2016. This plan addresses the EPA federal annual PM<sub>2.5</sub> standard of 12 µg/m<sup>3</sup>, established in 2012. This plan includes an attainment impracticability demonstration and request for reclassification of the Valley from Moderate nonattainment to Serious nonattainment. The District adopted the 2018 Plan for the 1997, 2006, and 2012 PM<sub>2.5</sub> Standards on November 15, 2018. This plan addresses the EPA federal 1997 annual PM<sub>2.5</sub> standard of 15 µg/m<sup>3</sup> and 24-hour PM<sub>2.5</sub> standard of 65 µg/m<sup>3</sup>; the 2006 24-hour PM<sub>2.5</sub> standard of 35 µg/m<sup>3</sup>; and the 2012 annual PM<sub>2.5</sub> standard of 12 µg/m<sup>3</sup>. Measures contained in the 2007 PM<sub>10</sub> Maintenance Plan will also help reduce PM<sub>2.5</sub> levels and will provide progress toward attainment until new measures are implemented for the PM<sub>2.5</sub> Plan, if needed. The State does not have an attainment deadline for the ozone standards; however, it does require implementation of all</p>					

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>feasible measures to achieve attainment at the earliest date possible. State PM<sub>10</sub> and PM<sub>2.5</sub> standards have no attainment planning requirements, but must demonstrate that all measures feasible for the area have been adopted.</p> <p>In addition to consistency with Air District attainment plans, the Tulare County General Plan has a number of policies that apply to projects within County of Tulare. For example, General Plan policies that would apply to future development in the Project area include <i>AQ-1.1 Cooperation with Other Agencies</i>; <i>AQ-1.2 Cooperation with Local Jurisdictions</i>; <i>AQ-1.3 Cumulative Air Quality Impacts</i>; <i>AQ-1.4 Air Quality Land Use Compatibility</i>; <i>AQ-1.5 California Environmental Quality Act (CEQA) Compliance</i>; <i>AQ-3.6 Mixed Land Uses</i>; and <i>AQ-4.2 Dust Suppression Measures</i>. Among General Plan policies regarding land uses which benefit air quality are <i>LU-1.1: Smart Growth and Healthy Communities</i>; <i>LU-1.4: Compact Development</i>; <i>LU-1.8: Encourage Infill Development</i>; <i>LU-3.2: Cluster Development</i>; <i>LU-3.3</i>; and <i>High-Density Residential Locations</i>.</p> <p>The Technical Memorandum “Air Quality Assessment for the Plainview Community Plan” (AQ Memo) was completed by RMA Staff (Jessica Willis, Planner IV) in May 2019 to analyze potential air quality emissions (See Attachment “A”). As indicated in the AQ Memo, the following air quality analysis was “...prepared to evaluate whether the estimated air pollutant emissions generated from implementation of the Project (i.e., future development projects) would cause significant impacts to air quality and health risks to nearby receptors. The air quality assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The assessment is intended to provide the County of Tulare (County) with sufficient detail regarding potential impacts of Project implementation and to identify mitigation measures, if necessary, to reduce potentially significant impacts. The estimated emissions are compared to federal and state ambient air quality standards (AAQS) and the thresholds of significance established by the San Joaquin Valley Unified Air Pollution Control District (Air District). The methodology for the air quality assessment follows the Air District recommendation for quantification of emissions and evaluations of potential impacts on air resources as provided in the <i>Guidance for Assessing and Mitigating Air Quality Impacts</i> (GAMAQI) adopted by the Air District Governing Board on March 19, 2015.”<sup>7</sup></p> <p>“There are no specific development projects proposed with the Ivanhoe Community Plan; however, the Plan does include updates to land use designations that could increase the buildout potential of the planning area. Population and residential unit growth through planning horizon year 2030 was estimated by applying a 1.3% annual growth rate, consistent with the Tulare County 2030 General Plan, to the 2017 baseline population and housing data, as provided in the United States Census Bureau 2017 American Community Survey (ACS). Non-residential growth was estimated through planning horizon year 2030 for a worst-case emissions scenario by applying a 1.3% annual growth rate to the existing uses based on existing zoning and assuming all parcels have been improved with structures at a floor to area ratio of 0.20. Using these assumptions for baseline conditions provides a conservative (larger) overall growth estimate.”<sup>8</sup></p> <p>In addition to criteria pollutants, the AQ Memo also assessed potential health impacts (particularly the potential exposure to toxic air contaminant (TAC) emissions) and nuisance odor impacts on nearby receptors as compared to health risk assessment and odor screening thresholds. As noted in the AQA Report, “There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update that would be a source of TAC or HAP emissions, and the location of future development projects in close proximity to sensitive receptors cannot be determined until future projects are identified. To ensure that development within the Project planning area does not expose sensitive receptors to significant impacts from TAC emissions, the County will review individual projects on a project-by-project basis to determine if ARB’s Air Quality Land Use Handbook screening criteria presented in Table 6 [of the AQ Memo] are exceeded. Projects that exceed the screening criteria will be subject to analysis using screening models or may</p>					

<sup>7</sup> County of Tulare. 2019. Technical Memorandum: Air Quality Assessment for the Plainview Community Plan Update . Page 1.

<sup>8</sup> Ibid, 2-3.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>require dispersion modeling and a health risk assessment. Tulare County will also consult with the Air District during the CEQA process for guidance on the appropriate screening tools and modeling protocols for future development projects within the Plan Update area.”<sup>9</sup> The primary existing sources of concern in Plainview are State Route 65 and Avenue 196 due to its traffic volume and large percentage of diesel trucks. However, these truck trips already exist and would impact the Community even without the Community Plan update.</p> <p>In regards to odor, the AQ Memo notes that “...as the Community Plan is built out, dependent upon the location and nature of operations, potential exists for odor impacts to occur resulting from existing and/or new agricultural, commercial and industrial land uses.”<sup>10</sup> “To ensure potential nuisance odor impacts are addressed, if proposed developments were to result in sensitive receptors being located closer than the recommended distances to any odor generator identified in Table 7 [of the AQ Memo], a more detailed analysis, is recommended. The detailed analysis would involve contacting the Air District’s Compliance Division for information regarding odor complaints”<sup>11</sup></p> <p>a) <b><i>Less Than Significant Impact</i></b> - Air quality plans (also known as attainment plans) and subsequent rules are used to bring the applicable air basin into attainment with federal ambient air quality standards designed to protect the health and safety of residents within that air basin.. The Air District’s Air Quality Plans (AQP) contains a number of control measures, which are enforceable requirements through the adoption of rules and regulations. As indicated in the AQ Memo, “The Air District has determined that projects with emissions below the thresholds of significance for criteria pollutants would “Not conflict or obstruct implementation of the District’s air quality plan.” There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update. However, the Plan does include updates to land use designations that could increase the buildout potential of the planning area. As such, projected growth estimates for population, housing, and non-residential land uses are based on the 1.3% annual growth rate projected for the County in the Tulare County 2030 General Plan. To assess a worst-case growth scenario, the 1.3% growth rate was applied to the existing 2017 base year population and housing data (as provided in the United States Census Bureau 2017 American Community Survey) and the existing non-residential zoning within the community (assuming that all properties have been improved with structures at a floor-to-area ratio of 0.2) to determine the amount of development that could occur by 2030. The projected growth is presented in Table 1 [of the AQ Memo].”<sup>12</sup></p> <p>“The future buildout of the Project would result in short-term, temporary, and intermittent construction-related and long-term operations-related criteria air pollutant emissions. It is not necessary to calculate air quality emissions as, by analogy, the emission from this Project compared to similar projects within Tulare County would not exceed Air District thresholds of significance. The unincorporated communities of Pixley and Poplar/Cotton Center have growth projections similar to that of Ivanhoe. As such, the emissions analyses for these two communities serve as the basis for this qualitative analysis.</p> <p>Table 8 [of the AQ Memo] provides a comparison of the Pixley, Earlimart and Poplar/Cotton Center Community Plan growth projections and the criteria pollutant emissions associated with the projected growth.”<sup>13</sup></p>					

<sup>9</sup> Ibid, 18-19.

<sup>10</sup> Op. Cit. 19.

<sup>11</sup> Op. Cit., 20

<sup>12</sup> Op. Cit. 11-12.

<sup>13</sup> Op. Cit. 12.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
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<b>Table 8. Comparison of Growth Projections Pixley, Poplar/Cotton Center, and Plainview</b>			
	Plainview	Pixley	Poplar/Cotton Center
<b>Growth Projections</b>			
Population	186	740	596
Residential (dwelling units)	54	259	161
Commercial/Retail/Other (square feet)	6,690	82,440	99,912
Industrial (square feet)	2,071	129,160	63,356
Total Non-Residential (square feet)	8,761	211,600	163,268
<b>Average Annual Construction</b>			
ROG		0.60	0.68
NOx		1.91	2.43
CO		1.58	2.33
SOx		0.002	0.006
PM10		0.22	0.44
PM2.5		0.15	0.18
<b>Annual Operations at 2030 Buildout</b>			
ROG		6.15	1.20
NOx		5.53	6.90
CO		28.34	7.08
SOx		0.07	0.02
PM10		5.05	1.06
PM2.5		1.45	0.30

Source: Air Quality analyses of the Pixley Community Plan 2015 Update EIR, and Poplar/Cotton Center Community Plan 2018 Update MND.

“As presented in **Table 8**, criteria pollutant emissions for both Pixley and Poplar/Cotton Center are below the Air District’s thresholds of significance identified in **Table 2**.

**Table 9** identifies the Project size as a percentage of the growth projections for the Pixley, and Poplar/Cotton Center communities.

<b>Table 9. Project Size in Comparison to Similar Projects (as a percentage of previous analysis)</b>		
	% Pixley	% Poplar/Cotton Center
Population	25	31
Residential	21	34
Total Non-Residential	4	5
Commercial/Retail/Other	8	7
Industrial	2	3



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>There are no specific development projects associated with the Community Plan that would result in emissions exceeding Air District thresholds of significance. As demonstrated in the table, Project-related residential land use is approximately 21% the size of Pixley and 34% the size of Poplar/Cotton Center, while Project-related non-residential land use is approximately 4% the size of Pixley and 5% the size of Poplar/Cotton Center. As construction-related and operations-related emissions for both Pixley and Poplar/Cotton Center are below the Air District's thresholds of significance, it is reasonable to conclude that Project-related emissions would also fall below the significance thresholds. Furthermore, future developments will be subject to additional CEQA review and project-specific emissions will be evaluated at the time of submittal. The County will consult with the Air District on a project-by-project basis as new developments are proposed to evaluate potential impacts based on project-specific details and determine whether a localized pollutant analysis (such as an Ambient Air Quality Analysis or Health Risk Assessment) would be required. Future developments will comply with all applicable Air District rules and regulations including, but not limited to, Regulation VIII (Fugitive PM10 Prohibition, Rule 2201 (New and Modified Stationary Source Review, and Rule 9510 (Indirect Source Review). Furthermore, as indicated in the Earlimart Community Plan EIR, the Air District has used an average annual growth rate for Tulare County ranging from 1.44% to 1.94%.<sup>14</sup> The 1.3% annual growth rate applied in the Plainview Community Plan is lower than the growth rates applied in the applicable Air Quality Plans (AQPs). As such, Project-related emissions would be included in the AQPs emissions inventories. Therefore, the Project would not conflict with or obstruct implementation of the applicable Air Quality Plans. The Project will have a Less Than Significant Project-specific Impact related to this Checklist Item."<sup>15</sup></p> <p>b) <b>Less Than Significant Impact</b> - As development occurs within the Project planning area each project will be evaluated to ensure that emission control techniques are implemented consistent with Air District rules and regulations. For example, compliance with Air District Rule 9510 (Indirect Source Review) will ensure that cumulative growth does not result in an overall increase in emissions in the air basin and would not jeopardize attainment plan deadlines. As indicated in the AQ Memo, "The Project would be considered to have a significant cumulative impact on air quality if project-specific impacts are determined to be significant. As previously noted, the emissions analysis confirms that Project-specific emissions are below the Air District's thresholds of significance at a project-specific level, and that the Project will not cause or contribute to an existing air quality violation. Furthermore, the County will consult with the Air District on a project-by-project basis to ensure that future developments are implemented consistent with Air District rules and regulations, including Regulation VIII and Rule 9510 (Indirect Source Review). The Project will be required to implement all applicable General Plan policies and to comply with all applicable Air District rules and regulations. Therefore, because the Project would have Less Than Significant Project-specific Impacts, the Project will have a Less Than Significant Cumulative Impact on air quality."<sup>16</sup></p> <p>c) <b>Less Than Significant Impact</b> - The Project would not expose sensitive receptors to substantial pollutant concentrations. Consistent with the Valley Air District's definition of "sensitive receptors", the AQ Memo contains analyses of criteria pollutants and projected potential impacts on sensitive receptors. "Sensitive receptors are those individuals who are sensitive to air pollution and include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units."<sup>17</sup></p> <p>The AQ Memo analyzed and concluded the following:</p>					

<sup>14</sup> Earlimart Community Plan 2017 Update Environmental Impact Report, Page 3.3-31

<sup>15</sup> County of Tulare. 2019. Technical Memorandum: Air Quality Assessment for the Plainview Community Plan Update. Page 13

<sup>16</sup> Ibid. 14

<sup>17</sup> Op. Cit. 15

*“Construction Equipment TACs/HAPs:* Particulate emissions from diesel powered construction equipment are considered a TAC by the California Air Resources Board. There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update. However, future development projects have the potential to temporarily expose receptors to increased pollutant emission concentrations from diesel powered construction equipment during the short-term construction phase. However, construction emissions are temporary and would cease upon completion of construction activities. The short-term nature of construction-related emissions would not expose nearby receptors to substantial TAC concentrations. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>18</sup>

*“Dust-borne TACs/HAPs:* There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update. However, future development projects have the potential to temporarily expose nearby receptors to fugitive particulate (dust) emissions during the short-term construction phase or from landscaping activities once the development project is operational. As of August 17, 2018, there were no listings within the Project planning area in the California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List. A query performed on the DTSC Envirostor indicated that there are no superfund, state response, voluntary cleanup, school cleanup or corrective actions within three (3) miles of the Project planning area. A query of the State Water Resources Control Board (WRCB) GeoTracker Site and Facilities mapping programs revealed three (3) leaking underground storage tank (LUST) sites within the Project planning area; however, cleanup of each of these sites has been completed and the cases closed. A query performed on the U.S. Environmental Protection Agency (EPA) Superfund Enterprise Management System (SEMS) website found that there are no listed polluted sites within the Project planning area. Therefore, fugitive dust emissions resulting from earthmoving activities during construction or landscaping activities during operations, would not expose future residents or nearby receptors to substantial pollutant concentrations. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>19</sup>

*“Valley Fever:* Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (C. immitis). According to the Centers for Disease Control (CDC), the San Joaquin Valley is considered an endemic area for valley fever. “People can get Valley fever by breathing in the microscopic fungal spores from the air, although most people who breathe in the spores don’t get sick. Usually, people who get sick with Valley fever will get better on their own within weeks to months, but some people will need antifungal medication.” Construction-related activities generate fugitive dust that could potentially contain C. immitis spores. The Project will be required to implement General Plan Policy AQ-4.2 (Dust Suppression Measures), which was specifically designed to address impacts from the generation of dust emitted into the air. The Project will be required to comply with Air District Regulation VIII (Fugitive PM10 Prohibitions) requirements, including submittal of construction notification and/or dust control plan(s), which minimize the generation of fugitive dust during construction-related activities. Therefore, implementation of General Plan policies and compliance with Air District rules and regulations would reduce the chance of exposure to valley fever during construction-related activities. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>20</sup>

*“Naturally Occurring Asbestos:* In areas containing naturally occurring asbestos, earthmoving construction-related activities, such as grading and trenching, could expose receptors to windblown asbestos. According to a United States Geological Soil Survey map of areas where naturally occurring asbestos in California are likely to occur, the Project is not located in an area known to contain naturally occurring asbestos. The Project planning area and the immediate vicinity has been previously disturbed by agricultural operations and by residential development. Future development projects will be required to implement General Plan Policy AQ-4.2 (Dust Suppression Measures) to comply with Air District Regulation VIII (Fugitive PM10 Prohibitions) requirements, thereby reducing the chance of exposure to valley fever during construction-related activities. Therefore, Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>21</sup>

*“Operations from Future Development:* There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update that would be a source of TAC or HAP emissions. However, construction- and operation-related activities associated with future development projects may require the transport and

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>use of hazardous materials Consumer products and gasoline are regulated by the State and use of these products would not pose a significant risk to residents or nearby receptors. Medium- and Heavy-duty diesel trucks would be a source of diesel particulate matter, which is considered to be a TAC. The County will work with the Air District on a project-by-project basis to determine whether health risk assessments would be required for projects generating diesel truck trips travelling through the Project planning area, and for other equipment that may require Air District permits. Furthermore, future applicants will be required to comply with all local, state, and federal policies related to emission of TACs/HAPs in the event such pollutants require control efforts to minimize their impacts. Tulare County Environmental Health Division will require a Hazardous Waste Business Plan if materials exceed 55 gallons (liquids), 500 pounds (solids), or 200 cubic feet (compressed gas) handled or stored on site. As such, the Project will not expose sensitive receptors to substantial pollutant concentrations. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>22</sup></p> <p>“<i>Existing Sources:</i> There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update that would be a source of TAC or HAP emissions, and the location of future development projects in close proximity to sensitive receptors cannot be determined until future projects are identified. To ensure that development within the Project planning area does not expose sensitive receptors to significant impacts from TAC emissions, the County will review individual projects on a project-by-project basis to determine if ARB’s Air Quality Land Use Handbook screening criteria presented in Table 6 [of the AQ Memo] are exceeded. Projects that exceed the screening criteria will be subject to analysis using screening models or may require dispersion modeling and a health risk assessment. Tulare County will also consult with the Air District during the CEQA process for guidance on the appropriate screening tools and modeling protocols for future development projects within the Plan Update area. Therefore, existing sources of TAC/HAP emissions would not expose receptors to substantial pollutant concentrations. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>23</sup></p> <p>“<i>Existing Agricultural Operations:</i> The Project planning area is located in a rural area with urban built up land as well as active agricultural operations. Agricultural operations typically include the use of chemicals on crops for activities such as pest control, damage control, weed abatement, etc. However, these chemicals are regulated by the State and would not pose a significant risk to the existing and future residents within the Project planning area. Furthermore, the Tulare County General Plan includes Policy AG-1.14 Right-to-Farm Noticing which requires new property owners to acknowledge and accept the inconveniences associated with normal farming activities. Future development projects adjacent to agricultural lands will be required to sign a “Right to Farm” notice. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>24</sup></p> <p>d) <b>Less Than Significant Impact</b> - The Project would not create objectionable odors affecting a substantial number of people. Consistent with the Air District’s definition of “sensitive receptors” the AQ Memo contains analyses of odor sources and projected potential impacts on sensitive receptors. “Two situations create a potential for odor impact. The first occurs when a new odor source is located near an existing sensitive receptor. The second occurs when a new sensitive receptor locates near an existing source of odor. There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update that would be a source of nuisance odors. However, as the Community Plan is built out, dependent upon the location and nature of operations,</p>					

<sup>18</sup> Op. Cit. 15.

<sup>19</sup> Op. Cit. 15-16.

<sup>20</sup> Op. Cit. 16.

<sup>21</sup> Op. Cit. 168.

<sup>22</sup> Op. Cit. 17.

<sup>23</sup> Op. Cit. 18.

<sup>24</sup> Op. Cit. 17-18.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>potential exists for odor impacts to occur resulting from existing and/or new agricultural, commercial, and industrial land uses.”<sup>25</sup></p> <p>“As presented in Table 7 [of the AQ Memo], the Air District has determined the common land use types that are known to produce odors in the San Joaquin Valley Air Basin. As previously noted, there are no specific development projects associated with the Community Plan Update. However, the existing agricultural uses in the vicinity of the community could be a source of nuisance odors. All projects, with the exception of agricultural operations, are subject to Air District Rule 4102 (Nuisance). Therefore, odors from agriculture-related operations would not be subject to complaint reporting. There is potential for these agricultural operations to generate objectionable odors; however, these odors would be temporary or seasonal. Furthermore, the Tulare County General Plan includes Policy AG-1.14 Right-to-Farm Noticing which requires new property owners to acknowledge and accept the inconveniences associated with normal farming activities. If future developments are proposed adjacent to active agricultural uses, future residents will be required to sign a “Right to Farm” notice. To ensure potential impacts are addressed, if proposed developments were to result in sensitive receptors being located closer than the recommended distances to any odor generator identified in Table 7 [of the AQ Memo], a more detailed analysis, is recommended. The detailed analysis would involve contacting the Air District’s Compliance Division for information regarding odor complaints Implementation of the applicable General Plan policies and compliance with applicable Air District rules and regulations specifically designed to address air quality and odor impacts, would reduce potential odor impacts. Therefore, the Project would not create or expose existing residents to objectionable odors. Less Than Significant Project-specific Impacts related to this Checklist Item will occur.”<sup>26</sup></p> <p>It should be noted that agricultural operations are exempt from the Air District’s nuisance rule. Therefore, odors from animal operations, such as dairies, feedlots, and poultry farms, and in field composting operations would not be subject to complaint reporting. However, the Tulare County General Plan Recirculated Environmental Impact Report (REIR) indicated that General Plan Policies AQ-3.1 through AQ-3.6, LU-1.1 through LU-1.4, and LU-1.8 would help to minimize this impact by avoiding inappropriate siting of sensitive land uses near other incompatible uses. Air District regulations on dairy and feedlot operations would also help to reduce this potential impact. Therefore, there would be a less than significant impact as a result of the Project.</p>					
<b>4.</b>	<b>BIOLOGICAL RESOURCES</b>				
	Would the project:				
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>25</sup> Op. Cit. 20.

<sup>26</sup> Op. Cit. 20.

			<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
		identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
	c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Analysis:**

As noted previously, the Project is the Plainview Community Plan and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). A case-by-case evaluation will be conducted when development proposals are received in the future. However, as this Project is a Community Plan, there is no possibility of changes to biological resources within the already established UDB area.

The most recent California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), RareFind 5 and Biogeographic Information and Observation System (BIOS) mapping applications were accessed on May 13, 2019.

**9-Quad CNDDDB Results**

Based on the information in the CNDDDB and BIOS, there are thirty three (33) special status species (state or federally listed as threatened, endangered, proposed endangered, proposed threatened, candidate threatened, candidate endangered, rare; or ranked by the California Native Plant Society) and three (3) natural plant communities of special concern within the 9-quadrangle Project area (Cairns Corner, Visalia, Exeter, Rocky Hill, Lindsay, Porterville, Woodville, Tipton, and Tulare

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>quadrangles) (see Figures 3, 5 and 7).</p> <p><u>Project Quad Results</u></p> <p>Based on the information in the CNDDDB and BIOS, within the Cairns Corner quadrangle the Project site is within the historic range of four (4) special status animal species: <i>Buteo swainsoni</i> (Swainson's hawk); <i>Dipodomys nitratoide nitratoide</i> (Tipton kangaroo rat); <i>Spea hammondi</i> (western spadefoot); and <i>Vulpes macrotis mutica</i> (San Joaquin kit fox). The Project site is also within the range of five (5) special status plant species: <i>Atriplex cordulata</i> var. <i>erecticaulis</i> (Earlimart orache); <i>Atriplex minuscula</i> (lesser saltscale); <i>Atriplex subtilis</i> (subtle orache); <i>Delphinium recurvatum</i> (recurved larkspur); and <i>Puccinellia simplex</i> (California alkali grass) (see Figures 3, 4 and 6).</p> <p><u>Project Area Results</u></p> <p>Special status plant and animal species have not been recorded within the Project site (i.e., the Plainview Urban Development Boundary, or UDB) or within close proximity (within 2.5 miles) to the site (see Figure 3). However, there is a possibility that migratory birds and raptors may be present within the Project site, or that currently undeveloped areas within the UDB could provide habitat or foraging areas for special status species such as kit fox and kangaroo rats. Therefore, future development projects within the UDB subject to subsequent CEQA analysis may be required to implement mitigation measure(s) to reduce potential impacts on special status species to less than significant with mitigation.</p> <p>Also, the Tulare County General Plan has a number of policies that apply to projects within County of Tulare. For example, General Plan policies that would apply to future development in the Project area include <i>ERM-1.1 Protection of Rare and Endangered Species</i>; <i>ERM-1.17 Conservation Plan Coordination</i>; and <i>ERM-2.7 Minimize Adverse Impacts</i>. And, as indicated earlier, proposed development(s) will be evaluated on a case-by-case basis regarding impacts to the biological resource.</p> <p>a) <b><i>Less Than Significant Impact With Mitigation</i></b> - The Plainview Community Plan Urban Development Boundary (UDB) is proposed to be approximately 145.8 acres. The following section assumes that special status species within the UDB may be impacted by future development, which will be evaluated on a case-by-case basis, as development occurs.</p> <p>Based on the information in the CNDDDB and BIOS, there are thirty three (33) special status species (state or federally listed as threatened, endangered, proposed endangered, proposed threatened, candidate threatened, candidate endangered, rare; or ranked by the California Native Plant Society) and three (3) natural plant communities of special concern within the 9-quadrangle Project area (Cairns Corner, Visalia, Exeter, Rocky Hill, Lindsay, Porterville, Woodville, Tipton, and Tulare quadrangles) (see Figures 3, 5 and 7 in Attachment "B"). As noted earlier, based on the information in the CNDDDB and BIOS, within the Cairns Corner quadrangle the Project site is within the historic range of four (4) special status animal species: <i>Buteo swainsoni</i> (Swainson's hawk); <i>Dipodomys nitratoide nitratoide</i> (Tipton kangaroo rat); <i>Spea hammondi</i> (western spadefoot); and <i>Vulpes macrotis mutica</i> (San Joaquin kit fox). The Project site is also within the range of five (5) special status plant species: <i>Atriplex cordulata</i> var. <i>erecticaulis</i> (Earlimart orache); <i>Atriplex minuscula</i> (lesser saltscale); <i>Atriplex subtilis</i> (subtle orache); <i>Delphinium recurvatum</i> (recurved larkspur); and <i>Puccinellia simplex</i> (California alkali grass) (see Figures 3, 4 and 6 in Attachment "B"). No special status plant or animal species have been recorded within the Project site (i.e., the Plainview Urban Development Boundary, or UDB) or within close proximity (within 2.5 miles) to the site (see Figure 3 in Attachment "B"). However, there is a possibility that migratory birds and raptors may be present within the Project site, or that currently undeveloped areas within the UDB could provide habitat or foraging areas for special status species such as kit fox and kangaroo rats.</p>					

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
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Therefore, future development projects within the UDB subject to subsequent CEQA analysis may be required to implement **Mitigation Measures BIO-1** through **BIO 12** would reduce potential impacts on special status species to less than significant. **Table BIO-1** summarizes **Mitigation Measures BIO-1** through **BIO-12** which can be found in their entirety in Attachment “B” of this IS/MND.

<b>TABLE BIO-1 SUMMARY OF MITIGATION MEASURES</b>		
<b>MITIGATION</b>	<b>TYPE OF MITIGATION</b>	<b>SUMMARIZED DESCRIPTION</b>
<b>Measures for Special Status Plant Species</b>		
BIO-1	Pre-construction Survey	Qualified biologist/botanist conducts pre-construction surveys for special status plant species
<b>Measures for Special Status Animal Species</b>		
BIO-2	Pre-construction Survey	Qualified biologist conducts pre-construction surveys for special status animal species.
<b>Measures for Special Status Species Identified in Pre-construction Surveys</b>		
BIO-3	Employee Education Program	Qualified biologist conduct s tailgate meeting to train construction staff on special status species that occur/may occur on the project site.
<b>Measures for Nesting Raptors and Migratory Birds</b>		
BIO-4	Avoidance	Where possible, Project will be constructed outside the nesting season (between September 1st and January 31st).
BIO-5	Pre-construction Survey	If Project activities occur during the nesting season (February 1-August 31), a qualified biologist will conduct preconstruction surveys per the <i>Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (2000)</i> .
BIO-6	Pre-construction Survey	A qualified biologist will conduct pre-construction surveys per the <i>Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (2000)</i> .
BIO-7	Buffers	Upon active nest discovery, the biologist determines appropriate construction setback distances and a behavioral baseline using applicable CDFW guidelines and/or the biology of the affected species.
<b>Measures for Tipton Kangaroo Rat</b>		
BIO-8	Pre-construction Survey	Qualified biologist will conduct pre-construction surveys in accordance with CDFW protocols. If Tipton kangaroo rat are present, CDFW shall be consulted to identify actions to be taken as appropriate for the species.
<b>Measures for San Joaquin Kit Fox</b>		
BIO-9	Pre-construction Survey	Qualified biologist will conduct pre-construction surveys in accordance with USFWS <i>Standard Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (2011)</i> .
BIO-10	Avoidance	If active or potential den is detected in or adjacent to work area during pre-construction survey, the den shall not be disturbed or destroyed. Compliance with USFWS <i>Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (2011)</i> required. USFW and CDFW will be immediately contacted to determine best course of action
BIO-11	Minimization	Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes.
BIO-12	Mortality Reporting	USFWS and CDFW will be contacted immediately by phone and notified in writing within three working days in case of the accidental death or injury of a SJ kit fox during construction-related activities.

Implementation of these **Mitigation Measures BIO-1** through **BIO-12** will reduce potential impacts to the San Joaquin kit fox and American badger to less than significant with mitigation and ensure that future development activities within the UDB remain compliant with state and federal laws protecting these species.

b) **No Impact** - As noted in Item a., above, the proposed Project area is within the historic sites of various species of

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>concern. However, the San Joaquin kit fox and Tipton kangaroo rat are the only species documented as occurring in the CNDDDB Occurrence List within the existing and proposed Plainview UDB. Riparian habitat is absent from the impact areas of the proposed Project. Existing urban uses and agriculturally productive lands constitute the majority of the types of habitat within the existing and proposed UDB and, as such, are not considered habitats of special concern. Because riparian and other habitats of special concern are absent, the Project and future development proposals will have no impact on these habitats.</p> <p>c) <b>No Impact</b> - There are no waterways present within the existing or proposed UDB of Project. As noted in the memorandum included in Attachment “B”, based on the information in the BIOS map, there is a waterway, which is used for seasonal irrigation purposes, located approximately 0.5 mile west of the Project site. However, based on the BIOS map, streams and lakes of the State are absent from the site Project area itself (see Figure 8 in the memorandum included in Attachment “B”). Therefore, the Project will result in no impact to any riparian habitats or other protected wetlands.</p> <p>As indicated in the memorandum included in Attachment “B”, jurisdictional waters of the State and U.S. are absent from the Project site. Best management practices, including compliance with all applicable Regional Water Quality Control Board requirements, which includes a storm water pollution prevention plan (SWPPP), will be required during construction activities. A grading and drainage plan will be submitted and approved by the Tulare County RMA Engineering Branch. As such, the Project will not result in significant impact to any riparian habitats or other protected wetlands.</p> <p>d) <b>Less Than Significant Impact</b> - Wildlife movement corridors usually occur where there are relatively large areas of open space composed of undeveloped habitat, ideally native habitat. The majority of the existing UDB is already developed to urban type uses and agriculturally productive land, and it is surrounded by more agricultural land. The areas within the proposed UDB expansion are predominantly agriculturally productive lands. While agricultural land may be attractive to wildlife as movement corridor in otherwise urban, developed landscapes, there is nothing within the existing UDB that would make it more attractive as a wildlife movement corridor than adjacent parcels. However, three man-made irrigation ditches traverse the proposed UDB that could be used as a movement corridor for SJKF as the Project is within its historical range. Therefore, a less than significant impact would occur as a result of the Project.</p> <p>e) <b>No Impact</b> - The proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances. Therefore, the Project will result in no impact to this resource.</p> <p>f) <b>No Impact</b> - There are two habitat conservation plans that could apply in Tulare County. The Kern Water Habitat Conservation Plan only applies to an area in Allensworth (located approximately 26 miles southwest of the Project area) and does not apply this Project. The Recovery Plan for Upland Species in the San Joaquin Valley outlines a number of species that are important to the San Joaquin Valley; however, only the San Joaquin kit fox and Tipton kangaroo Rat have been documented to occur and their historical range is identified within the proposed Project area. As the Project is merely establishment of an urban development boundary for a new community plan, and there are no development or other proposed projects as part of the update, the Project would not conflict with local policies or habitat conservation plans. Further, in the event of future development (e.g., residential, commercial, infrastructure, etc.), Mitigation Measures BIO-1 through BIO-12 would be implemented, as applicable. As such, the proposed Project will result in no impact to this resource.</p>					



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
5.	CULTURAL RESOURCES					
	Would the project:					
	a)	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Analysis:**

As noted previously, the Project is the Community Plan of Plainview and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). According to its community plan, much of the Plainview's land uses have consisted of single family detached residential units, and it is bound by agricultural farmlands.

The Southern San Joaquin Valley Information Center, Bakersfield (SSJVIC or Center) conducted a cultural resources records search at the request of RMA Planning Branch staff. The Center records search (dated March 19, 2019 is included in Attachment "C" of this document) included historic sites listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. According to the California Historical Resources Information System, there are no recorded cultural resources within the planning area and one within a one-half mile radius of the planning area and it is unknown if any are present. There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

According to the information provided by the SSJVIC, there has been one previous cultural resource study conducted within a small portion of the project area, TU-01019. There have been no additional studies conducted within the one-half mile radius.

The following Native American tribes were contacted on March 21, 2019, in order to solicit their interest regarding tribal consultation: Kern Valley Indian Council; Santa Rosa Rancheria Tachi Yokut Tribe, Torres-Martinez Desert Cahuilla Indians; Tubatulabals of Kern County; Tule River Indian Tribe; and Wukache Indian Tribe. No responses have been received to date. The Native American Heritage Commission (NAHC) was also contacted on March 6, 2019, with a request that they conduct a sacred lands files (SLF) search. The SLF records search was completed with negative results.

The SSJVIC acknowledges that the Project consists of a Tulare County General Plan Amendment to adopt a Community Plan for Plainview. They further acknowledge that no immediate ground disturbance will take place as a result of this proposed Plan and concluded that no further cultural resource investigation is recommended at this time. However, prior to any future ground disturbance project activities, the SSJVIC recommends that a new record search be conducted so their Office can then make project specific recommendations for further cultural resources study, if needed. Once specific projects

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>are proposed, location specific studies can be conducted to determine the appropriateness of avoiding or minimizing impacts to cultural resources as applicable.</p> <p>The Tulare County General Plan has a number of policies that relate to the proposed Project area including <i>ERM-6.1 Evaluation of Cultural and Archaeological Resources</i>; <i>ERM-6.2 Protection of Resources with Potential State or Federal</i>; <i>ERM-6.4 Mitigation</i>; <i>ERM-6.10 Grading Cultural Resources Sites</i>; and <i>ERM-6.9 Confidentiality of Archaeological Sites</i> which allows the County to (within its authority) maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.</p> <p>a), b) and c) <b>Less Than Significant Impact</b> – A CHRIS records search was conducted by the SSJVIC. According to the California Historical Resources Information System, there are no recorded cultural resource within the project area or within the one-half mile radius and it is unknown if any are present. There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks. Also, as noted earlier, there has been one previous cultural resource study conducted within a small portion of the project area, TU-01019. There have been no additional studies conducted within the one-half mile radius. Until an actual development project is initiated, it remains unknown if subsurface tribal resources would be encountered.</p> <p>While the proposed Community Plan contains no plans for development or construction at this time, over the planning horizon, future development within the UDB may result in the eventual construction of residences, and establishment of commercial and industrial use, and streets (and other infrastructure such as curbs, gutters, sidewalks, sewer and water collection/distribution systems, etc.). Such future activity could cause a substantial adverse change in the significance of a historical resource were any such resources to be located within the planning area. Both the CHRIS and SLF searches yielded negative results, and therefore the Community Plan itself will have a less than significant impact on this resource.</p> <p>d) <b>Less Than Significant Impact</b> - The proposed Project will not disturb unique architectural features or the character of surrounding buildings. Individual site-specific development proposals will be required to undergo individual assessments on a case-by-case basis. As indicated in the CHRIS results (see Attachment “C”), no resources were identified within the Plainview planning area. Implementing the General Plan policies will result in a less than significant to this resource.</p>						
<b>6.</b>	<b>ENERGY</b>					
	Would the project:					
	a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis:						

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>As noted previously, the Project is the Plainview Community Plan and no development proposals are being considered at this time. The Project is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses, etc.), and future proposed development(s) will be evaluated on a case-by-case basis regarding impacts to energy resources.</p> <p>a &amp; b) <b>No Impact</b> – The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses) at this time. Thus, the Community Plan will have no impacts on the Checklist items.</p>						
<b>7.</b>	<b>GEOLOGY/SOILS</b>					
	Would the project:					
	a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication No. 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e)	Have soils incapable of adequately supporting the use of septic tanks or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

			<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
		alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
	f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis:

#### Seismicity:

As noted previously, the Project is proposed adoption of the Plainview Community Plan, and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan).

The official maps of earthquake fault zones delineated by the California Geological Survey (CGS), State of California Department of Conservation (2010), in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, indicate that several faults are known to occur in Tulare County. According to the CGS Fault Activity Maps, a pre-quaternary fault lies approximately 3.5 miles to the east of the planning area.<sup>27</sup> “A Quaternary fault is one that has been recognized at the surface and that has moved in the past 1,600,000 years, a portion of the Quaternary epoch.”<sup>28</sup> Quaternary-active faults are what geologists think as the most likely sources of future great earthquakes.<sup>29</sup>

Additional faults with the potential to affect the proposed Project area are the San Andreas Fault approximately 40 miles west of the Tulare County boundary, the Owens Valley Fault, and the Clovis Fault, approximately six miles south of the Madera County boundary in Fresno County (or approximately 60 miles northeast of Plainview).<sup>30</sup>

“In 1973, five counties within the Southern San Joaquin Valley undertook the preparation of the Five County Seismic Safety Element to assess seismic hazards. The Element identifies areas of potential seismic activity, including Doyle Springs and most of the Moorehouse subareas, as being in the Sierra 1 (S1) Zone (eastern Sierra Nevada). All of the subareas east of and including Sequoia Crest, Pierpoint, and Roger’s Camp lie within the Sierra 2 (S2) Zone (eastern Sierra Nevada, south of Owens Valley fault). In general, zones C1, S1, and V1 (V-1) are safer than zones C2, S2, and V2.”<sup>31</sup>

According to the Tulare County General Plan, the planning area lies in the V-1 seismic study area.<sup>32</sup> “Seismic Zone “VI” includes the most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise structure is relatively high, but the distance to either the San Andreas or Owens Valley faults (the expected sources of shaking) is sufficiently great that the effects should be minimal. Adherence to the requirements of the Uniform Building Code applicable to the Planning Area should be adequate to protect new structures from earthquake damage.”<sup>33</sup>

<sup>27</sup> California Department of Conservation, Fault Activity Map of California (2010), <http://maps.conservation.ca.gov/cgs/fam/>, May 2019.

<sup>28</sup> US Geological Survey, What is a “Quaternary” fault?, [https://www.usgs.gov/faqs/what-a-quaternary-fault?qt-news\\_science\\_products=0#qt-news\\_science\\_products](https://www.usgs.gov/faqs/what-a-quaternary-fault?qt-news_science_products=0#qt-news_science_products), accessed May 2019.

<sup>29</sup> U.S. Geological Survey, Introduction, [https://pubs.usgs.gov/sim/2006/2919/sim2919\\_qfltposter-stdres.pdf](https://pubs.usgs.gov/sim/2006/2919/sim2919_qfltposter-stdres.pdf), May 2019.

<sup>30</sup> Tulare County, 2010, page 8-6. Background Report Tulare County General Plan. <http://generalplan.co.tulare.ca.us/documents/GeneralPlan2010/BackgroundReport.pdf>

<sup>31</sup> Ibid.

<sup>32</sup> Tulare County General Plan 2030 Update. August 2012. Seismic/Geologic Hazards and Microzone. Figure 10-5.

<http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20a%20Part%20II/GENERAL%20PLAN%202012.pdf>, accessed May 2019.

<sup>33</sup> Plainview Community Plan 2019. Background Report.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p><u>Soils:</u></p> <p>According to the Plainview Wastewater System Project Feasibility Report, the United States Department of Agriculture Natural Resources Conservation Service (NRCS) characterized the soils within Plainview vicinity into three categories: Flamen Loam, 0 to 2 percent slopes; Quonal-Lewis association, 0 to 2 percent slopes; San Joaquin Loam, 0 to 2 percent slope.<sup>34</sup></p> <p>“The <b>Flamen Loam</b> series consists of deep to a duripan, moderately well drained soils that formed in alluvium derived mainly from granitic rocks. Flamen soils are on stream terraces and have slopes of 0 to 2 percent. The average annual precipitation is about 10 inches and the average annual temperature is about 65 degrees F. According to the NRCS, a typical soil profile has a loam, cemented duripan between 0 to 72 inches in depth. According to the NRCS, the frost-free season for flamen soils is 250 to 300 days. Although Flamen Loam soil is considered prime farmland in the area, Plainview is designated within an Urban Development Boundary within Tulare County, therefore there is no proposed significant impact to the existing soils in the Plainview area.</p> <p><b>Quonal-Lewis</b> series consists of deep to a duripan, moderately well drained soils. Quonal soils are on terraces and formed in alluvium derived from the chemically and mechanically reclaimed remnants of the Lewis series (Fine, smectitic, thermic Natric Durixeralfs) which originally formed in alluvium from mixed rock sources. The soil commonly contains a duripan. The original duripan has been mechanically removed to a depth of at least 40 inches and has been partially altered by the addition of farm chemicals and irrigation water. Slopes range from 0 to 2 percent. The mean annual precipitation is about 10 inches and the mean annual air temperature is about 63 degrees F. According to the NRCS, the frost-free season for Quonal-Lewis soil series is 250 to 300 days. Although this type of soil is not considered prime farmland, vernal pools may be present on “native lands”. There are no vernal pools within the Urban Development Boundary.</p> <p>The <b>San Joaquin soils</b> are on hummocky, nearly level to undulating terraces at elevations of about 20 to 500 feet. San Joaquin soils could have slopes ranging from 0 to 9 percent. They are formed in alluvium from mixed but mainly granitic rock sources. San Joaquin soils generally have a frost-free period between 250 to 300 days. Although this type of soil is not considered prime farmland, this soil is generally carries a farmland classification of Farmland of statewide importance.”<sup>35</sup></p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project:</p> <p>a) <b>No Impact</b> – As noted previously, the Project is proposed adoption of the Plainview Community Plan and no development proposals are being considered at this time. The Project is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses, etc.), and future proposed development(s) will be evaluated on a case-by-case basis regarding their impacts.</p> <p>As previously mentioned, the planning area lies in the V1 seismic study area.<sup>36</sup> “Seismic Zone “VI” includes the most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic</p>					

<sup>34</sup> Plainview Wastewater System Project Feasibility Report, Page 9. Provost & Pritchard Consulting Group, September 2016.

<sup>35</sup> Ibid. 9-10.

<sup>36</sup> Tulare County General Plan 2030 Update. August 2012. Seismic/Geologic Hazards and Microzone. Figure 10-5.

<http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20a%20Part%20II/GENERAL%20PLAN%202012.pdf>, accessed May 2019.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>basement. Amplification of shaking that would affect low to medium-rise structure is relatively high, but the distance to either the San Andreas or Owens Valley faults (the expected sources of shaking) is sufficiently great that the effects should be minimal.”<sup>37</sup></p> <p><i>i&amp;ii</i>) An analysis prepared by the Tulare County Environmental Planning Department based on information provided by the State of California and the Five County Seismic Safety Element indicates that the Project site is not located within the Alquist-Priolo Earthquake Fault Zone. No active or potentially active fault traces are known to traverse the site.<sup>38</sup> The Project does not include specific development projects (such as residential, commercial, or industrial uses). Any future developments would be evaluated on a project-by-project basis and will be constructed in accordance with all applicable building codes. As such, risk to persons or structures caused by rupture of known earthquake faults are minimal. As such, there will be no impact as a result of the Project.</p> <p><i>iii</i>) As previously discussed, the Project is located in the V-1 zone. In addition, according to the California Department of Conservation’s CGS Information Warehouse indicates that the planning area is not located in a “liquefaction zone.”<sup>39</sup> The Project does not include specific development projects (such as residential, commercial, or industrial uses). Any future developments would be evaluated on a project-by-project basis and will be constructed in accordance with all applicable building codes. As such, risk to persons or structures due to liquefaction is minimal. There will be no impact as a result of the Project.</p> <p><i>iv</i>) <i>Landslides:</i> As previously discussed, the Project is located in the V-1 zone. According to the Five County Seismic Safety Element the V-1 zone has “minimal” risk of landslide activity. The Project does not include specific development projects (such as residential, commercial, or industrial uses). The California Department of Conservation’s CGS Information Warehouse indicates that the planning area is not located in an area prone to landslides.<sup>40</sup> The Project does not include specific development projects (such as residential, commercial, or industrial uses). Any future developments would be evaluated on a project-by-project basis and will be constructed in accordance with all applicable building codes. As such, risk to persons or structures due to subsidence is minimal. There will be a no impact as a result of the Project.</p> <p><b>b) No Impact -</b> The proposed Project is a Community Plan and contains no plans for development or construction. As future development occurs, site construction activities would involve earthmoving activities to shape land, trenching for sewer and potable water distribution systems, pouring concrete for sidewalks, curbs, and gutters, and other typical construction-related activities. These activities could expose soils to erosion processes. The extent of erosion would vary depending on slope steepness/stability, vegetation/cover, concentration of runoff, and weather conditions.</p> <p>To prevent water and wind erosion during the construction-related activities, a Storm Water Pollution Prevention Plan (SWPPP) will be developed for projects within the planning area which disturb more than one acre in size. As part of the SWPPP, applicants would be required to provide erosion control measures to protect the topsoil. Any stockpiled soils would be watered and/or covered to prevent loss due to wind erosion as part of the SWPPP during construction. As a result of these efforts, loss of topsoil and substantial soil erosion during the construction period are not anticipated. Therefore, the Project would result in no impact.</p>					

<sup>37</sup> Plainview Community Plan 2019. Background Report

<sup>38</sup> California Department of Conservation, Fault Activity Map of California (2010), <http://maps.conservation.ca.gov/cgs/fam/>, accessed May 2019.

<sup>39</sup> California Department of Conservation. CGS Information Warehouse: Regulatory Maps.  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>, accessed May 2019.

<sup>40</sup> Ibid.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
c)	<p><b>No Impact</b> - As discussed in subsections a) i – iv, the Project site is located in a V1 seismic zone with minimal and low-to- moderate risks for landslide, lateral spreading, subsidence, liquefaction or collapse. The Project does not include specific development projects (such as residential, commercial, or industrial uses). Any future developments would be evaluated on a project-by-project basis and will be constructed in accordance with all applicable building codes. A substantial grade change would not occur in the area topography to the point where the developments within the proposed Project area would expose people or structures to potentially substantial adverse effects from on or off-site landslides. Furthermore, lateral spreading, liquefaction or collapse are unlikely to occur as area soils, substrate and seismology are not conducive to such phenomena. Therefore, the Project will result in no impact.</p> <p>d) <b>No Impact</b> -The California Department of Parks and Recreation has defined expansive soils as clay-based soils that tend to expand (increase in volume) as they absorb water and shrink (lessen in volume) as water is drawn away, resulting in damage to structures, slabs, pavements, and retaining walls if wetting and drying of the soil does not occur uniformly across the entire area.<sup>41</sup> The 1994 Uniform Building Code requires that when expansive soils are present, the building official may require that special provisions be made in the foundation design and construction to safeguard against damage due to this expansiveness, requiring a special investigation and report to provide design and construction criteria.<sup>42</sup> The proposed Project is a Community Plan which contains no plans for development or construction; however, it does anticipate that across the planning horizon that the Plainview communities will continue to grow at a 1.3% rate, consistent with the Tulare County General Plan.</p> <p>As future development occurs, construction of residential or commercial structures would be evaluated on a case-by-case basis. Based on the analysis performed in this chapter, it is anticipated that the area’s low frequency of seismological activity, the use of building and construction standards would result in a low risk thresholds with regard to life or property. Because no development or any project is planned as part of this Community Plan, the Project will result in no impact.</p> <p>e) <b>Less than Significant Impact</b> - The Plainview Community Plan serves to outline community goals regarding the physical development of these respective communities in addition to the promotion of the general welfare of each community. As the proposed Project is a Community Plan and contains no plans for development or construction, the Plan in and of itself will not require or lead to the introduction or installation of septic tanks or alternative waste water disposal systems into area soils.</p> <p>According to the information from the USDA National Cooperative Soil Survey, the soils types in Plainview are “Very Limited” for the construction of septic tank absorption fields. “Very limited” indicates that the soils have one or more features that are unfavorable for the specific use. “The limitation generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected due to the depth to cemented pan, the slow water movement and the seepage bottom layer for the soils within the Plainview area.”<sup>43</sup></p> <p>According to Plainview Community Plan 2019, “The Community of Plainview is not currently sewered. The average lot size in the community is approximately 7,000 square feet. The lots sizes are well below the minimum requirement of 12,500 square feet of area required by the County of Tulare for septic systems in communities with a community water system. These lot sizes may be too small to support efficient septic tank effluent leaching.</p>				

<sup>41</sup> California Department of Parks and Recreation, Page 3.5-3, Los Angeles State Historic Park Master Development Plan Final EIR, [https://www.parks.ca.gov/pages/22272/files/r3\\_5\\_geology\\_soils.pdf](https://www.parks.ca.gov/pages/22272/files/r3_5_geology_soils.pdf), accessed May 2019.

<sup>42</sup> International Conference of Building Officials, 1994. Page 2-49. Uniform Building Code. Volume 2.1804.4 Expansive Soils. [http://digitalassets.lib.berkeley.edu/ubc/UBC\\_1994\\_v2.pdf](http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf), accessed May 2019.

<sup>43</sup> Plainview Wastewater System Project Feasibility Report, Page 10. Provost & Pritchard Consulting Group, September 2016.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>In addition to the relatively small lot sizes, another restriction for septic system effluent leaching is the preponderance of tight soil conditions with a shallow duripan in the community. Plainview residents use septic systems located on each lot to dispose of their sanitary effluent. These septic systems mainly consist of concrete double compartment 1,000-gallon septic tanks that discharge to a tile leach field or leach pit. The septic tanks are typically located about 10 feet from the back of each house or mobile home.”<sup>44</sup></p> <p>“Storm drainage systems should be designed so they have adequate capacity to accommodate runoff that enters the system for the design frequency and should also be designed considering future development. An inadequate roadway drainage system could result in the following:</p> <ul style="list-style-type: none"><li>✓ Water overflowing the curb and entering adjacent property leading to damage.</li><li>✓ Accelerated roadway deterioration and public safety concerns may occur due to excessive water accumulation on roadways.</li><li>✓ Over saturation of the roadway structural section due to immersion will lead to pavement deterioration.</li></ul> <p>Plainview does not currently have a storm drainage system.”<sup>45</sup></p> <p>As noted previously, because no development or any project is planned as part of this Community Plan; as such, the Project will result in less than significant impact.</p> <p>f) <b>Less Than Significant</b> - No paleontological resources are known to exist within the proposed Project area, nor are there any known geologic features in the proposed Project area. As there is no project-specific construction anticipated or contemplated, the Project will not disturb any paleontological resources not previously disturbed. If, in the course of specific-project construction or operation, any archaeological or historical resources are uncovered, discovered, or otherwise detected or observed, activities within fifty (50) feet of the find shall immediately cease. A qualified archaeologist shall be contacted and advise the County of Tulare of the site’s significance. If the findings are deemed significant by the Tulare County Resources Management Agency, appropriate measures shall be required prior to any resumption of work in the affected area of the proposed Project area. As such, the Project would result in a less than significant impact to this resource.</p>						
8.	GREENHOUSE GAS EMISSIONS					
	Would the project:					
	a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Analysis:						

<sup>44</sup> Plainview Community Plain 2019. Background Report

<sup>45</sup> Ibid. Background Report.



		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>As noted previously, the Project is a proposed Community Plan for Plainview and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). There are no specific development projects included in the proposed Plan that would contribute to an increase of greenhouse gases; as such, there is no possibility of the Project resulting in changes of greenhouse gas emissions outside of the already established UDB. However, future developments within the proposed UDB would generate greenhouse gases and are evaluated in this analysis.</p> <p>This Initial Study/Mitigated Negative Declaration is relying on the guidance and expertise of the San Joaquin Valley Air Pollution Control District (District, Air District, or SJVAPCD) in addressing greenhouse gas (GHG) emissions. The following is an excerpt contained in the Air District’s <i>Guidance for Assessing and Mitigating Air Quality Impacts</i> (GAMAQI) adopted by the Air District Governing Board on March 19, 2015:</p> <p>“On December 17, 2009, the District’s Governing Board adopted the District Policy: <i>Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency</i>. The District’s Governing Board also approved the guidance document: <i>Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA</i>. In support of the policy and guidance document, District staff prepared a staff report: <i>Addressing Greenhouse Gas Emissions Under the California Environmental Quality Act</i>. These documents adopted in December of 2009 continue to be the relevant policies to address GHG emissions under CEQA. As these documents may be modified under a separate process, the latest versions should be referenced to determine the District’s current guidance at the time of analyzing a particular project. These documents and the supporting staff reports are available at the District’s website: <a href="http://www.valleyair.org/Programs/CCAP/CCAP_idx.htm">www.valleyair.org/Programs/CCAP/CCAP_idx.htm</a>.”<sup>46</sup></p> <p>“By enacting SB 97 in 2007, California’s lawmakers expressly recognized the need to analyze greenhouse gas emissions as a part of the CEQA process. SB 97 required OPR [Office of Planning and Research] to develop, and the Natural Resources Agency to adopt, amendments to the CEQA Guidelines addressing the analysis and mitigation of greenhouse gas emissions. ...It is widely recognized that no single project could generate enough GHG emissions to noticeably change the global climate temperature. However, the combination of GHG emissions from past, present and future projects could contribute substantially to global climate change. Thus, project specific GHG emissions should be evaluated in terms of whether or not they would result in a cumulatively significant impact on global climate change.”<sup>47</sup></p> <p>“In summary, the staff report evaluates different approaches for assessing significance of GHG emission impacts. As presented in the report, District staff reviewed the relevant scientific information and concluded that the existing science is inadequate to support quantification of the extent to which project specific GHG emissions would impact global climate features such as average air temperature, average rainfall, or average annual snow pack. In other words, the District was not able to determine a specific quantitative level of GHG emissions increase, above which a project would have a significant impact on the environment, and below which would have an insignificant impact. This is readily understood, when one considers that global climate change is the result of the sum total of GHG emissions, both manmade and natural that occurred in the past; that is occurring now; and will occur in the future.”<sup>48</sup></p> <p>“In the absence of scientific evidence supporting establishment of a numerical threshold, the District policy applies performance based standards to assess project specific GHG emission impacts on global climate change. The determination is founded on the principal that projects whose emissions have been reduced or mitigated consistent with the California Global Warming Solutions Act of 2006, commonly referred to as “AB 32”, should be considered to have a less than</p>					

<sup>46</sup> San Joaquin Valley Air Pollution Control District, *Guidance for Assessing and Mitigating Air Quality Impacts*. Page 110.

<sup>47</sup> Ibid. 110-111.

<sup>48</sup> Op. Cit. 111.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>significant impact on global climate change. For a detailed discussion of the District’s establishment of thresholds of significance for GHG emissions, and the District’s application of said thresholds, the reader is referred to the above referenced staff report, District Policy, and District Guidance documents.”<sup>49</sup></p> <p>“As presented in Figure 6 (Process of Determining Significance of Greenhouse Gas Emissions) [of the GAMAQI], the policy provides for a tiered approach in assessing significance of project specific GHG emission increases.</p> <ul style="list-style-type: none"> <li>• Projects complying with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located would be determined to have a less than significant individual and cumulative impact for GHG emissions. Such plans or programs must be specified in law or approved by the Lead Agency with jurisdiction over the affected resource and supported by a CEQA compliant environmental review document adopted by the Lead Agency. Projects complying with an approved GHG emission reduction plan or GHG mitigation program would not be required to implement Best Performance Standards (BPS).</li> <li>• Projects implementing BPS would not require quantification of project specific GHG emissions. Consistent with CEQA Guideline, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.</li> <li>• Projects not implementing BPS would require quantification of project specific GHG emissions and demonstration that project specific GHG emissions would be reduced or mitigated by at least 29%, compared to Business as Usual (BAU), including GHG emission reductions achieved since the 2002-2004 baseline period, consistent with GHG emission reduction targets established in ARB’s AB 32 Scoping Plan. Projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG.)”<sup>50</sup></li> </ul> <p>In addition to consistency with Air District GHG Guidance, the Tulare County General Plan has a number of policies that apply to projects within County of Tulare regarding GHG emissions. For example, General Plan policies that would apply to future development in the Project area include <i>AQ-1.7 Support Statewide Climate Change Solutions</i>; <i>AQ-1.9 Support Off-Site Measures to Reduce Greenhouse Gas Emissions</i>; <i>AQ-3.5 Alternative Energy Design</i>; and <i>LU-1.1 Smart Growth and Healthy Communities</i> wherein the County shall promote the principles of smart growth and healthy communities in UDBs and HDBs, including <i>LU-1.1.-3.</i> (creating a strong sense of place), <i>LU-1.1.-4.</i> (mixing land uses), and <i>LU-1.1.-9.</i> (preserving open space).</p> <p>There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update. As such, the proposed Project will not result in GHG emissions until specific development occurs. The Technical Memo “Greenhouse Gas Assessment for the Plainview Community Plan Update” (GHG Memo) was completed by RMA Staff (Jessica Willis, Planner IV) in May 2019 to assess potential GHG impacts (See Attachment “D”). As indicated in the GHG Memo, the following GHG analysis was “...prepared to evaluate whether the estimated GHG emissions generated from the implementation of the Project (i.e., future development projects) would cause significant impacts on global climate change. The assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The methodology follows Air District recommendations for quantification of GHG emissions and evaluation of potential impacts on global climate change as provided in their guidance documents...”<sup>51</sup></p> <p>a) and b) <b>Less Than Significant Impact</b> - The Air District has established a menu of performance standards, some of which depend on the existence of an adopted climate action plan or the establishment of Best Performance Standards. The</p>					

<sup>49</sup> Op. Cit. 111-112.

<sup>50</sup> Op. Cit. 112

<sup>51</sup> Tulare County RMA. Technical Memorandum: *Greenhouse Gas Assessment for the Ivanhoe Community Plan Update*. May 2019. Page 1.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>County has an adopted Climate Action Plan (CAP), which is used in this analysis to determine significance for this impact.</p> <p>The CAP states, “The County has already approved a substantial number of lots for development. Development of some of these lots will be limited by various factors such as water supply, sewer/septic capability, road capacity, etc. that cannot be addressed during the planning horizon due to lack of resources. This means that the County expects that new development proposals will be received that are more likely to develop before existing lots are developed because the rural community, landowner, or developer has the resources to provide all improvements and services required for the site. As a rough estimate, this analysis assumes that 40 percent of the development will occur on existing lots and 60 percent will occur in new developments. Development occurring on existing lots will be subject to existing conditions of the approved subdivision and zoning standards. Development occurring in new subdivisions and projects [after 2012] would be subject to additional measures required to mitigate significant impacts. The County will encourage developers of existing lots [established prior to 2012] to implement measures that reduce greenhouse gas emissions, but it has no authority to require additional reductions beyond those required by State regulation, the building code, and local ordinance.”<sup>52</sup></p> <p>The CAP also states,“ Commercial and industrial development in Tulare County during the 2020 and 2030 planning timeframes will comply with increasingly stringent State energy efficiency regulations in most projects. For industrial projects where the SJVAPCD is a Responsible Agency, the project will be expected to implement Best Performance Standards included in the SJVAPCD Guidelines for Addressing Greenhouse Gas Emissions on the processes and stationary equipment that emit greenhouse gases to levels that meet or exceed State targets and may be subject to Cap-and-Trade Program requirements.”<sup>53</sup></p> <p>As previously stated, there are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan Update. As such, the proposed Project will not result in GHG emissions until specific development occurs. The Project will provide a GHG emission reduction benefit as future buildout of the community will supply residents within the Ivanhoe UDB and immediate vicinity with greater shopping and employment opportunities, thereby reducing vehicle miles traveled from travelling to larger communities/cities for such opportunities. Future development projects will be required to comply with the County’s 2030 General Plan Update, the Ivanhoe Community Plan Update, and the Tulare County Climate Action Plan. Per the Air District recommendations above, because the Project is consistent with the reductions in ARB’s Scoping Plan and the County’s adopted CAP, the Project is determined to have a less than significant individual and cumulative impact for GHG emissions. Therefore, there will be a less than significant impact as a result of the Project.</p>						
9.	HAZARDS AND HAZARDOUS MATERIALS:					
	Would the project:					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>52</sup> Ibid. 7-8.

<sup>53</sup> Op. Cit. 8

			<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
		release of hazardous materials into the environment?				
	c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Analysis:**

As noted previously, the Project is the proposed adoption of the Plainview Community Plan and no development proposals are being considered at this time. The Project is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan).

The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses) and will not involve any hazards or hazardous materials. Future development projects will be evaluated on a case-by-case basis and, in the event a specific project may include the use of potentially hazardous materials, said project will be required to comply with all rules/regulations of the Tulare County Environmental Health Department, California Department of Toxic Substances Control, San Joaquin Valley Air Pollution Control District, and any other regulatory agency's rules and regulations.

The following Tulare County General Plan 2030 Update policies for this resource apply to this Project:

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>The General Plan has a number of policies that apply to projects within Tulare County. General Plan policies that relate to the proposed Project include: <i>HS-4.1 Hazardous Materials</i>; <i>HS-4.3 Incompatible Land Uses</i>; and <i>HS-4.4 Contamination Prevention</i>.</p> <p>a) <b>No Impact</b> - The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses) and as such, will not, in and of itself, create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed Project is a Community Plan and it contains no plans for development or construction; however, it does anticipate that across the planning horizon, the Plainview communities will continue to grow at a 1.3% rate, consistent with the Tulare County General Plan's forecast growth rate for its unincorporated communities. Future development projects, anticipated to meet this 1.3% growth rate, will be evaluated on a case-by-case basis and construction-related activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction-related activities. Construction-related activities would also be required to comply with the California fire code to reduce the risk of potential fire hazards. The Tulare County Environmental Health Services Division (TCEHSD) requires submittal of a Hazardous Materials Business Plan, if the site ever handles or stores quantities of hazardous materials in excess of 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas or any amount of a hazardous waste. Compliance with local, state and federal regulations would be adequate such that any future projects would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, this Community Plan would result in no impact to this checklist item.</p> <p>b) <b>No Impact</b> - As discussed in the previous checklist item, the Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses) and as such, will not, in and of itself, create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Over the planning horizon, it is anticipated that residential, commercial and/or municipal infrastructure projects may require and/or generate hazardous materials as part of the construction process. Furthermore, long-term storage of hazardous materials (i.e., agricultural compounds, building supplies, etc.) may occur on residential premises or commercial supply yards upon buildout of the proposed UDB and will be evaluated on a case-by-case basis. Long-term construction, operational and storage-related activities involving hazardous materials would be required to comply with the California fire code to reduce the risk of potential fire hazards. The TCEHSD requires submittal of a Hazardous Materials Business Plan, if the site ever handles or stores quantities of hazardous materials in excess of 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas or any amount of a hazardous waste. Compliance with local, state and federal regulations would be adequate such that any future projects would not, upon buildout, create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the Project would result in a no impact to this Checklist item.</p> <p>c) <b>No Impact</b> – “The Plainview Community planning area is within the Sunnyside Union Elementary School District located at 21644 Avenue 196, Strathmore, California. It offers Kindergarten through eighth grade and had an enrollment of 358 students in 2013-2014. School enrollment has been variable since 2000, but generally decreased from a high of 439 students in 2000 to 358 students in 2014. Students in high school are bussed to schools in Strathmore. Porterville Community College is located approximately ten (10) miles to the southeast.”<sup>54</sup> Both the Sunnyside Union Elementary School District and Porterville Community College are more than 3 miles away from the project area.</p>					

<sup>54</sup> Plainview Community Plan. Background Report.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>The Community Plan does not include any specific development projects (such as residential, commercial, or industrial uses) and will not, in and of itself, involve any hazards or hazardous materials. Future development projects will be evaluated on a case-by-case basis and, in the event a specific future project, may include the use of potential hazardous materials, the project will be required to comply with all rules/regulations of the Tulare County Environmental Health Department, California Department of Toxic Substances Control, San Joaquin Valley Air Pollution Control District, the California Department of Education and all applicable local, state and federal regulations with regards to hazardous emissions, materials, substances, or waste within one-quarter mile of an existing or proposed school. Based on this analysis, there will no impact as a result of the Community Plan.</p> <p>d) <b>No Impact</b> - According to the State of California Department of Toxic Substances Control <i>EnviroStor</i> database map and <i>Hazardous Waste and Substance Sites List</i>, the planning area does not contain and is not proximate to a listed hazardous site, pursuant to Government Code Section 65962.5.<sup>55</sup> A search of the United States Environmental Protection Agency's <i>Superfund</i> database indicates that the planning area does not contain and is not near a listed hazardous site, pursuant to 26 U.S. Code § 9507.<sup>56</sup> Based on this information, it is not anticipated that the planning area will be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Community Plan will not create a significant hazard to the public or the environment and as such, no impact will result from this Project.</p> <p>e) <b>No Impact</b> - According to Plainview Community Plan 2019, "The nearest airstrip is Eckert Field, located approximately 4.4 miles east/northeast of Plainview. Porterville Municipal Airport is located approximately eight (8) miles to the southeast and Meffort Field [in the City of Tulare] is approximately ten (10) miles west of Plainview."<sup>57</sup> It is anticipated that across the planning horizon, future growth within Plainview will continue to lie beyond a two-mile radius of all the airport and airstrip/field in the area. The Community Plan will not result in a safety hazard for people residing or working in the project area and as such, there will be no impact related to this Checklist item.</p> <p>f) <b>No Impact</b> - The Community Plan will comply with policies contained in the Tulare County General Plan 2030 Update such as <i>HS – 1.1 Maintaining Emergency Services</i>, <i>HS -1.9 Emergency Access</i>, and <i>HS – 1.10 Emergency Services Near Assisted Living Housing</i>, in addition to the Multi-Jurisdictional Local Hazard Mitigation Plan. "The Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) assesses the natural, technological, and human-caused risks to County communities, to reduce the potential impact of the hazards by creating mitigation strategies. The 2017 MJLHMP represents the County's commitment to create a safer, more resilient community by taking actions to reduce risk and by committing resources to lessen the effects of hazards on the people and property of the County."<sup>58</sup> Therefore, the Community Plan will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. As such there will be no impact as a result of this project.</p> <p>g) <b>No Impact</b> - "The Tulare County Fire Department provides fire protection and emergency medical services to the Community of Plainview. Tulare County Fire Department Station # 16 located at 22908 Avenue 196 in Strathmore, California. Station #16 has Patrol 16 and Engine 16 assigned to this location."<sup>59</sup> The planning area is located outside</p>					

<sup>55</sup> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), [https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=8&CMD=search&ocierp=&business\\_name=&main\\_street\\_number=&main\\_street\\_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM%2CCOLUR&site\\_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup\\_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&school\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_priority\\_list=&senate=&congress=&assembly=&critical\\_pol=&business\\_type=&case\\_type=&display\\_results=&school\\_district=&pub=&hwmp=False&permitted=&pc\\_permitted=&inspections=&complaints=&censustract=&cesdecile=&ORDERBY=county&next=Next+50](https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=8&CMD=search&ocierp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM%2CCOLUR&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&school_district=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&ORDERBY=county&next=Next+50), accessed 5/1/19.

<sup>56</sup> United States Environmental Protection Agency, Superfund, <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>, accessed May 2019.

<sup>57</sup> Plainview Community Plan 2019

<sup>58</sup> Plainview Community Plan 2019

<sup>59</sup> Plainview Community Plan 2019. Background Report

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>	
<p>of a Calfire-designated wildland fire hazard zone.<sup>60</sup> As indicated earlier, this project is a community plan and there are no specific developments proposed as part of this project. Thus, the Community Plan will not result in any exposure of people or structures to a significant risk of loss, injury or death from wildland fires. There will be no impact related to this Checklist item.</p>						
<b>10.</b>	<b>HYDROLOGY AND WATER QUALITY</b>					
	Would the project:					
	a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i)	Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis:						

<sup>60</sup> Calfire, FHSZ Viewer, <http://egis.fire.ca.gov/FHSZ/>, accessed May 2019.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p><u>Water Quality/Quantity</u></p> <p>As noted previously, the Draft Plainview Community Plan 2019 has no development proposals being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Any proposal of developments in the future will be evaluated on a case-by-case basis in regards to their potential impact on hydrology and water quality.</p> <p>“Plainview’s water supply is provided by Plainview Mutual Water Company, while the community’s wastewater is managed by individual property owner septic systems. Plainview Mutual Water Company is classified as a community water system and serves a population of 870 people (700 in PMWC and 170 in PCWC). There are three (3) wells serving Plainview with two closed loops systems. Even though Plainview-Central Water Company was purchased by PMWC, the two systems are not physically connected. Both systems are served solely with groundwater through South Well and Well 3 for the 187 connections east of Road 196, and though Well 01 serving the additional 42 connections of Plainview system located on the west side of Road 196.”<sup>61</sup></p> <p>“There are two existing water supply wells for the PMWC and one well supplying the PCWC houses. South Well and Well No. 3 both serve the PMWC and are located on the southeast side of town. Well No.1 serves the PCWC and is located on the corner of Ave 195 and Road 196.”<sup>62</sup></p> <p>“The groundwater in the area is known to have high levels of Nitrates. Fertilizers and pesticides from the agricultural lands may percolate down into the aquifer and impact potable water wells. A study done by UC Davis in January of 2012 focused in on the high levels of Nitrates in the Tulare Lake Basin and Salinas Valley. High levels of Nitrate have been linked to health concerns in small and unborn children and continue to be an issue throughout the valley. New laws, regulations, bills and grants are taking effect to help reduce the amount of Nitrate in the groundwater that encompasses the project area. Plainview Mutual Water Company is required to monitor water quality of the source water and the distribution system.”<sup>63</sup></p> <p>“The Community of Plainview is not currently sewerred. The average lot size in the community is approximately 7,000 square feet. The lots sizes are well below the minimum requirement of 12,500 square feet of area required by the County of Tulare for septic systems in communities with a community water system. These lot sizes may be too small to support efficient septic tank effluent leaching.”<sup>64</sup></p> <p>“Plainview residents use septic systems located on each lot to dispose of their sanitary effluent. These septic systems mainly consist of concrete double compartment 1,000-gallon septic tanks that discharge to a tile leach field or leach pit. The septic tanks are typically located about 10 feet from the back of each house or mobile home.”<sup>65</sup></p> <p><u>Storm Drainage</u></p> <p>“Storm drainage systems should be designed so they have adequate capacity to accommodate runoff that enters the system for the design frequency and should also be designed considering future development. An inadequate roadway drainage system could result in the following:</p>					

<sup>61</sup> Plainview Community Plan 2019. Background Report.

<sup>62</sup> Ibid. Background Report.

<sup>63</sup> Op Cit. Background Report.

<sup>64</sup> Op Cit.

<sup>65</sup> Op Cit.



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<ul style="list-style-type: none"> <li>✓ Water overflowing the curb and entering adjacent property leading to damage</li> <li>✓ Accelerated roadway deterioration and public safety concerns may occur due to excessive water accumulation on roadways</li> <li>✓ Over saturation of the roadway structural section due to immersion will lead to pavement deterioration.</li> </ul> <p>Plainview does not currently have a storm drainage system.”<sup>66</sup></p> <p><u>Flooding</u></p> <p>“Flooding is a natural occurrence in the Central Valley because it is a natural drainage basin for thousands of watershed acres of Sierra Nevada and Coast Range foothills and mountains. Two kinds of flooding can occur in the Central Valley: general rainfall floods occurring in the late fall and winter in the foothills and on the valley floor; and snowmelt floods occurring in the late spring and early summer. Most floods are produced by extended periods of precipitation during the winter months. Floods can also occur when large amounts of water (due to snowmelt) enter storage reservoirs, causing an increase in the amount of water that is released.”<sup>67</sup></p> <p>“Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). A 100-year flood is considered for purposes of land use planning and protection of property and human safety. The boundaries of the 100-year floodplain are delineated by FEMA on the basis of hydrology, topography, and modeling of flow during predicted rainstorms.”<sup>68</sup></p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: There are several General Plan policies which will be implemented to avoid and/or minimize any potentially adverse impacts to hydrology/water quality such as: <i>HS-4.4 Contamination Prevention</i>; <i>WR-2.1 Protect Water Quality</i>; <i>WR-2.2 National Pollutant Discharge Elimination System (NPDES) Enforcement</i>; <i>WR-2.3 Best Management Practices (BMPs)</i>; <i>WR-2.4 Construction Site Sediment Control</i>; <i>WR-3.3 Adequate Water Availability</i>; <i>WR-3.6 Water Use Efficiency</i>; <i>HS-5.1 Development Compliance with Federal, State, and Local Agencies</i>; and <i>HS-5.2 Development in Floodplain Zones</i>.</p> <p>a) <b>Less than Significant Impact</b> - The proposed planning area contains a variety of uses such as residential, commercial, industrial, and agricultural activity. The Plainview community is completely surrounded by agriculturally productive lands. The Community Plan does not contain specific development projects, however, over time, the Community Plan would allow for the future development of some agricultural lands to residential uses.</p> <p>As this project is a community plan, there are no specific developments proposed as part of this project; however, future developments within the UDB area will be evaluated on a case-by-case basis to ensure compliance with water quality standards and waste discharge requirements of the County and State. The Community Plan will have less than significant impact to this Checklist item.</p> <p>b) <b>No Impact</b> - As indicated earlier, this project is a community plan. As such, there are no specific developments proposed as part of this project; however, future developments within the UDB area will be evaluated on a case-by-case basis to ensure the PMWC and PCWC can accommodate proposed developments or if the developer must pay</p>					

<sup>66</sup> Op Cit. Background Report.

<sup>67</sup> Background Report Tulare County General Plan. February 2010. Page 8-13, <http://generalplan.co.tulare.ca.us/documents/GeneralPlan2010/BackgroundReport.pdf>, accessed April 2019.

<sup>68</sup> Ibid. 8-14.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>for future capacity improvements. Therefore, the Community Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). As such, the Project would result in no impact to this resource.</p> <p>c) i-iii <b>No Impact</b> - As indicated earlier, this project is a community plan. As such, there are no specific developments proposed as part of this project. In addition, there are no waterways in the Project vicinity. Therefore, the Project would result in no impact to this resource.</p> <p>d) <b>No Impact</b> - “Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). A 100-year flood is considered for purposes of land use planning and protection of property and human safety. The boundaries of the 100-year floodplain are delineated by FEMA on the basis of hydrology, topography, and modeling of flow during predicted rainstorms.”<sup>69</sup></p> <p>The Tulare County General Plan Background Report defines seiche as a standing wave produced in a body of water such as a reservoir, lake, or harbor, by wind, atmospheric changes, or earthquakes.<sup>70</sup> The project area, an inland location far from the coast, is located in areas of minimal flood hazard and 0.2% annual chance of flooding (see <b>Figures 11</b> in the Plainview Community Plan).</p> <p>The Project does not contain any specific development proposals at this time. Future developments will be evaluated on a case-by-case basis. As development occurs, project design and standards will be implemented to ensure future housing or structures will not be impacted by flooding events and release pollutants. Therefore, the Project would result in no impact from this resource.</p> <p>e) <b>No Impact</b> - As indicated earlier, this project is a community plan. As such, there are no specific developments proposed as part of this project. Thus, the project will not cause conflicts or obstruct water quality control plan or sustainable groundwater management plan.</p>						
11.	LAND USE AND PLANNING					
	Would the project:					
	a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Analysis:						
“Plainview is a census-designated place located in the southern portion of Tulare County, approximately four (4) miles						

<sup>69</sup> Tulare County General Plan Background Report. Page 8-14. February 2010. <http://generalplan.co.tulare.ca.us/documents/GeneralPlan2010/BackgroundReport.pdf>, accessed May 2019.

<sup>70</sup> Ibid. Page 8-11.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>west of Strathmore and approximately six (6) miles southwest of Lindsay. Plainview is located within Lindmore Irrigation District. The Lindmore Irrigation District serves agricultural water to properties in the vicinity of the community of Plainview. The Plainview community boundary includes Avenue 196 on the north; Road 198 on the east; Avenue 194 on the south; it includes both sides of Road 196 on the north; Road 196 down to the intersection of Avenue 192; and it included areas near the Road 195 alignment to the west side of Plainview.”<sup>71</sup></p> <p>“The existing Urban Development Boundary contains approximately 145.8-acres (including rights-of-way). The UDB includes areas within the Plainview Mutual Water Company, while the community’s wastewater is managed by individual property owner septic systems.”<sup>72</sup></p> <p>“The existing Land Use for the community of Plainview is designated Mixed-Use (MU). At this time, the community of Plainview does not have a community plan; therefore, the Tulare County General Plan Update 2030 provides the framework for development. The Goals and Policies Report reinforce, amend and expand policies with respect to development in the unincorporated area. The General Plan 2030 Update provides guidance to development within the community.”<sup>73</sup></p> <p>“Plainview is primarily a bedroom community with the majority of its land uses consisting of single-family detached residential units. As an unincorporated community, Plainview contains a mixture of residential, neighborhood commercial, religious establishments, and limited industrial areas similar to the type of land uses found in incorporated places within Tulare County.”<sup>74</sup></p> <p>As seen in <b>Table 2</b> of the Draft Plainview Community Plan 2019, the Project area is consisted of approximately 57.33% agricultural zones, 25.84% residential zones, 2.86% commercial zones, 0.89% industrial zones, and 13.03% rights-of-way in the existing Plainview Urban Development Boundary.<sup>75</sup></p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: <i>LU-1.2 Innovative Development; LU-1.8 Encourage Infill Development; PF-1.3 Land Uses in UDBs/HDBs; PF-2.4 Community Plans; PF-2.6 Land Use Consistency; PF-2.7 Improvement Standards in Communities; and AQ-3.6 Mixed Land Uses.</i></p> <p>In addition to Tulare County General Plan policies, the Draft Plainview Community Plan 2019 includes policies specific to the community. See the Policy Plan discussion of the Draft Plainview Community Plan 2019.</p> <p>a) <b>No Impact</b> - The Community Plan anticipates a 1.3% annual growth rate and the implementation of the Complete Streets over the course of the 2030 planning horizon. No development projects are proposed with this project. Growth of the community anticipated by this Project will be encouraged within the UDB boundaries. The Community Plan will not physically divide an established community. Therefore, the Project would have no impact related to this Checklist item.</p> <p>b) <b>Less Than Significant Impact</b> - The Community Plan anticipates a 1.3% annual growth rate and the implementation of the Complete Streets Program over the course of the 2030 planning horizon. The Community Plan would be required to comply with applicable land use plans, policies, or</p>					

<sup>71</sup> Draft Plainview Community Plan 2019. Executive Summary.

<sup>72</sup> Ibid. Background Report.

<sup>73</sup> Op Cit. Background Report.

<sup>74</sup> Op Cit. Executive Summary.

<sup>75</sup> Op Cit. Background Report.

			SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
regulations of agencies with jurisdiction over the project (such as the Tulare County General Plan, Zoning Ordinance, Valley Air District, Regional Water Quality Control Board, etc.). Therefore, the Project would result in a less than significant related to this Checklist Item will occur.						
12.	<b>MINERAL RESOURCES</b>					
	Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Analysis:</p> <p>The Tulare County General Plan Background Report Figure 10-1 shows the mineral resource production sites in the County.<sup>76</sup> Generally these sites are deposited along the foothill corridor of the Sierra Nevada Mountains. The Tulare County General Plan 2030 Update defines mineral resources as naturally occurring materials in the earth that can be utilized for commercial purposes.<sup>77</sup> The Background Report states that the most important minerals extracted in Tulare County are sand, gravel, crushed rock and natural gas.<sup>78</sup> According to the California Department of Conservation, the Plainview planning area lies west of a designated MRZ-3 and northwest of an area under production for Porterville Ready-Mix (Sand Pit).<sup>79</sup> MRZ-3 is described by the Department of Conservation as an area containing mineral deposits, the significance of which cannot be evaluated from available data.<sup>80</sup></p> <p>As noted previously, the Draft Plainview Community Plan 2019 does not have any development proposals being considered at this time. The Community Plan is being prepared to accommodate a community growth rate of 1.3% consistent with the Tulare County General Plan. There is no anticipated impact on the mineral resources as the Project area is away from the nearest zone MRZ-3 and active aggregate producer.</p> <p>The following Tulare County General Plan 2030 Update policies for this resource that apply to this Project: <i>ERM-2.1 Conserve Mineral Deposits</i>; <i>ERM-2.2 Recognize Mineral Deposits</i>; <i>ERM-2.3 Future Resource Development</i> and; <i>ERM-2.7 Minimize Adverse Impacts</i>.</p> <p>a) <b>No Impact</b> - The Community Plan contemplates a wide variety of potential end uses, including residential, urban and open space and it would not lead to a loss of availability of a known mineral resource as the Community Plan does not contain projects, proposed developments or construction activity that would currently, or upon build-out, fall inside of a Mineral Resource Zone. Thus, no impact related to this Checklist Item will occur.</p>						

<sup>76</sup> Tulare County General Plan Background Report. Figure 10-1 Mineral Resources, <http://generalplan.co.tulare.ca.us/documents/GeneralPlan2010/BackgroundReport.pdf>, accessed April 2019.

<sup>77</sup> Tulare County General Plan 2030 Update, (Part 1) Page 8-2, <http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20a%20Part%20II/GENERAL%20PLAN%202012.pdf>, accessed April 2019.

<sup>78</sup> Tulare County General Plan Background Report. Page 10-17, <http://generalplan.co.tulare.ca.us/documents/GeneralPlan2010/BackgroundReport.pdf>, accessed April 2019.

<sup>79</sup> California Department of Conservation, 1997. Active Aggregate Producers in the Tulare County Production – Consumption Region. Plate 1 of 7 (Map).

<sup>80</sup> [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR\\_97-01/OFR\\_97-01\\_Plate1.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_97-01/OFR_97-01_Plate1.pdf). Accessed April 2019.

<sup>80</sup> Ibid.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
b) <b>No Impact</b> - As noted earlier, the Community Plan contemplates a wide variety of potential land uses, including residential, urban and open space over the course of the 2030 planning horizon and is not located in a known MRZ. As such, no impact related to this Checklist Item will occur.						
<b>13.</b>	<b>NOISE</b>					
	Would the project result in:					
	a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>“State of California General Plan Guidelines (California Governor’s Office of Planning and Research, 2003) identify guidelines for the Noise Elements of city and county General Plans, including a sound level/land-use compatibility chart that is categorized, by land use, outdoor Ldn ranges in up to four categories (normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable). These guidelines provide the State’s recommendations for city and county General Plan Noise Elements (see Figure 12 of the Plainview Community Plan).”<sup>81</sup></p> <p>The 2010 Recirculated Environmental Impact Report (RDEIR) prepared for the Tulare County General Plan Update included data regarding freeway and railroad noise. Baseline traffic noise contours for major roads in the County were developed using Sound 32 (Caltrans’ computer implementation of the FHWA Traffic Noise Prediction Model).<sup>82</sup> Table 3.5-3 in the RDEIR summarized the daily traffic volumes, and the predicted Ldn noise level at 100 feet from the roadway centerline is approximately 79 feet, and the distance from the roadway centerline to the 60-, 65-, and 70-dB-Ldn contours are 82 feet, 1,813 feet, and 3,907 feet respectively.<sup>83</sup></p> <p>“The Noise Element includes performance standards for new residential or other noise-sensitive land uses which are to be located near noise-impacted areas. The Element indicates that these uses will not be permitted unless effective design</p>						

<sup>81</sup> Draft Plainview Community Plan 2019. Noise Section, Background Report.

<sup>82</sup> Ibid. Background.

<sup>83</sup> Op. Cit.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
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measures can be integrated into the development to mitigate the impact of noise. Table 20 (in the Draft Plainview Community Plan 2019) summarizes the daily traffic volumes along Avenue 196 from Road 196 to SR 65.”<sup>84</sup>

As noted earlier, the Draft Plainview Community Plan 2019 is a community plan and no development proposals are being considered at this time. As such, implementation of the Community Plan will not in and of itself create or induce impacts from noise in the planning area; however, buildout and urban infill over the course of the 2030 planning horizon may create the conditions wherein noise issues become a factor for sensitive receptors. As development proposals are received, they will be evaluated on a case-by-case basis to determine what, if any, noise impact they may have on the community and if mitigation to minimize noise impacts are necessary.

The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: *HS-8.2 Noise Impacted Areas; HS-8.3 Noise Sensitive Land Uses; HS-8.5 State Noise Standards; HS-8.6 Noise Level Criteria; HS-8.7 - Inside Noise; HS-8.8 Adjacent Uses; HS-8.9 County Equipment; HS-8.11 Peak Noise Generators; and HS-8.13 Noise Analysis.*

- a) **No Impact** - The proposed Project does not include any proposed development or construction-related activities, as such, it does not involve long- or short-term noise sources. During the construction phase of a development or activity, noise from construction activities (for example; earth-shaping activities, construction of roads, trenching to install water/sewer lines, etc.) would contribute to the noise environment in the immediate proposed Project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in the table below, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers, well maintained equipment, shielding noisier equipment parts, and/or time and activity constraints) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise control. Although the noise generated from earthmoving equipment may exceed the 65 dB Ldn during earthmoving operations, the impact is short-term, temporary, and will only occur during normal business hours, typically from 8:00 a.m-5:00 p.m. Existing General Plan policies and draft Community Plan policies will be implemented to minimize noise exposure. **Table 13-1** shows typical noise levels from various construction-related equipment. Therefore, the proposed Community Plan will result in no impact to this Checklist item.

<b>Table 13-1 Typical Construction Noise Levels</b>		
<b>Type of Equipment</b>	<b>dBA at 50 feet</b>	
	<b>Without Feasible Noise Control</b>	<b>With Feasible Noise Control<sup>1</sup></b>
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75
Source: U.S. Department of Transportation, Federal Transit Administration. 2006. <sup>1</sup> Feasible noise control includes the use of intake mufflers, exhaust mufflers, and engine shrouds operating in accordance with manufacturers specifications.		

<sup>84</sup> Op Cit.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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b) **No Impact** - Vibration is the periodic oscillation of a medium or object. Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. Similar to airborne sound, ground borne vibrations may be described by amplitude and frequency. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS), as in RMS vibration velocity. The PPV and RMS (VbA) vibration velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal and is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings.<sup>85</sup>

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. As it takes some time for the human body to respond to vibration signals, it is more prudent to use vibration velocity when measuring human response. The vibration velocity level is reported in decibels relative to a level of 1x10<sup>-6</sup> inches per second and is denoted as VdB.<sup>86</sup> The typical background vibration-velocity level in residential areas is approximately 50 VdB.<sup>87</sup> Ground-borne vibration is normally perceptible to humans at approximately 65 VdB.<sup>88</sup> For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels (FTA 2006).<sup>89</sup>

Examples of outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. The approximate threshold of such vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day (FTA 2006).<sup>90</sup> **Table 12-2** describes the typical construction equipment vibration levels.

<b>Table 12-2</b>	
<b>Typical Construction Vibration Levels</b>	
Equipment	VdB at 25 feet <sup>2</sup>
Small Bulldozer	58
Jackhammer	79
Source: U.S. Department of Transportation. Federal Transit Administration, Transit Noise and Vibration Impact Assessment. Page 12-12, Table 12-2, 2006.	

The proposed Project does not include any construction-related activity; as such, it does not involve long- or short-term noise sources. Vibration from future construction-related activities will be evaluated on a case-by-case basis. As construction-related activity is short term and temporary, it is not anticipated to exceed the FTA threshold for the nearest potential receptors. Therefore, the Project would result in no impact of exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels.

<sup>85</sup> Federal Transit Administration, 2006, page 7-3. Transit Noise and Vibration Impact Assessment. Chapter 7: Basic Ground-Borne Vibration Concepts. [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA\\_Noise\\_and\\_Vibration\\_Manual.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf).

<sup>86</sup> Ibid. 7-4.

<sup>87</sup> Op. Cit. 7-5.

<sup>88</sup> Op. Cit. 7-8.

<sup>89</sup> Op. Cit.

<sup>90</sup> Op. Cit.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
c) <b>No Impact</b> - The proposed Project is not located within an airport land use plan or, within two miles of a public airport project nor is it within the vicinity of a private airstrip. There is no possibility of exposing people residing or working in the project area to excessive noise levels in or near an existing airport public or private airstrip. As such, there will be no impact as a result of the Project.						
<b>14.</b>	<b>POPULATION AND HOUSING</b>					
	Would the project:					
	a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>As noted previously, the Project is the proposed adoption of the Plainview Community Plan and no development proposals are being considered at this time. The Project is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). The proposed Project is the Plainview Community Plan and as such, will be consistent with the adopted/certified Tulare County Housing Element and the 2014 Regional Housing Needs Assessment (RHNA) prepared by the Tulare County Association of Governments (TCAG).</p> <p>The following Tulare County General Plan 2030 Update policies for this resource that apply to this Project: <i>General Plan Housing Element Housing Guiding Principle 1.1; Housing Policy 1.11; Housing Policy 1.12; Housing Policy 1.16; Housing Guiding Principle 1.3; Housing Policy 1.42; Housing Guiding Principle 1.6; Housing Policy 2.11; Housing Guiding Principle 2.2; Housing Policy 2.21; Housing Policy 2.22; Housing Policy 3.15; Housing Policy 3.21; Housing Policy 3.22; Housing Policy 3.23; and Housing Policy 4.12.</i></p> <p>a) <b>Less Than Significant Impact</b> - The communities' UDB at present anticipates potential future development based on the projections for the community's anticipated growth through the Year 2030 planning horizon. Potential growth and development is based on the existing land uses, census population data, and the projected 1.3 percent annual growth rate for unincorporated areas of Tulare County consistent with the County's General Plan. This project is intended to accommodate projected growth and is consistent with the 2014-2023 Tulare County Regional Housing Needs Plan.</p> <p>The population growth rate as identified by the County of Tulare is expected to remain at 1.3%; any land use change, or proposed zoning changes, are intended to provide more area to accommodate projected growth in Plainview. Therefore, the Community Plan is intended to allow greater flexibility and availability of suitable developable lands while accommodating anticipated growth consistent with the Tulare County General Plan and Regional Housing Needs Plan. As such, the Community Plan will not result in substantial population growth in an area. Therefore, less than significant impact related to this Checklist Item would occur as a result of adopting the Community Plan.</p>						



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
b) <b>No Impact</b> - As previously discussed, the Project is intended to accommodate an annual growth rate of 1.3 percent, over the course of the Year 2030 planning horizon. No specific developments are proposed within the proposed Project area. As there is sufficient land within the existing UDB to accommodate anticipated growth, the Project is not anticipated to displace substantial numbers of people or necessitate the construction of replacement housing. Therefore, the Project would result in no impact to this Checklist item.					
<b>15.</b>	<b>PUBLIC SERVICES</b>				
	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Analysis:</p> <p>There are no development proposals being considered in the Plainview Community Plan at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3 percent consistent with the Tulare County General Plan. As the Project does not contain any development proposal, the need to expand public or utility services will be evaluated on a case-by-case basis as development occurs in the future.</p> <p>“The Tulare County Fire Department provides fire protection and emergency medical services to the Community of Plainview. Tulare County Fire Department Station # 16 located at 22908 Avenue 196 in Strathmore, California. Station #16 has Patrol 16 and Engine 16 assigned to this location.”<sup>91</sup> Tulare County Fire Department Station #15 is located approximately four miles north of Plainview. The Woodville Fire Station is located at 16756 Road 168, approximately 4.8 miles southwest of Plainview (near the intersection of Road 168 and Avenue 168).</p> <p>“Tulare County Sheriff’s Department provides police protection. This department operates out of the Porterville substation located at 379 N 3rd St., in Porterville, California. This station handles police services to County Line Road. The substation is staffed with 30 deputies, five (5) sergeants and one (1) lieutenant. The Substation operates 24-hours a day/7-days a week/365-days per year. Additional Sheriff Resources are available as needed via dispatch from the main Sheriff’s Office in Visalia, California.”<sup>92</sup></p> <p>“The Plainview Community planning area is within the Sunnyside Union Elementary School District located at 21644 Avenue 196, Strathmore, California. It offers Kindergarten through eighth grade and had an enrollment of 358 students in 2013-2014. School enrollment has been variable since 2000, but generally decreased from a high of 439 students in 2000 to 358 students in 2014. Students in high school are bussed to schools in Strathmore. Porterville Community College is located approximately ten (10) miles to the southeast.”<sup>93</sup></p>					

<sup>91</sup> Plainview Community Plan. Background Report.

<sup>92</sup> Ibid.

<sup>93</sup> Op Cit.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>“The Plainview Neighborhood Park, built on land donated by the Plainview Mutual Water Company opened in June of 2016. The Neighborhood Park is located at Road 198 and Avenue 194, in Plainview. The park features playground equipment including slides, a sliding pole, and steps. The playground equipment has shade and half a basketball court. The nearest community recreational facility is Olive Bowl Park, located in the City of Lindsay approximately 4.3 miles northeast of Plainview. Additional recreational facilities are located in City of Porterville; Hayes Field (Sports Park) is approximately 6.8 miles southeast of Plainview, while Veteran's Park is approximately 6.4 miles (southeast) from Plainview.”<sup>94</sup></p> <p>“The Tulare County Public Library System is comprised of interdependent branches, grouped by services, geography and usage patterns to provide efficient and economical services to the residents of the county. At present, there are 14 regional libraries and one main branch.”<sup>95</sup> The closest County Library is located in Strathmore (General Plan Background Report, p 7-96).</p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: <i>PFS-7.1 Fire Protection; PFS-7.2 Fire Protection Standards; PFS-7.3 Visible Signage for Roads and Buildings; PFS-7.4 Interagency Fire Protection Cooperation; and PFS-7.5 Fire Staffing and Response Time Standards.</i></p> <p>In addition to fire protection services, the General Plan contains policies to ensure police services (provided by the Tulare County Sheriff's Office) meets the needs of the affected community such as <i>PFS-7.8 Law Enforcement Staffing Ratios; PFS-7.9 Sheriff Response Time; PFS-7.10 Interagency Law Enforcement Protection Cooperation; and PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations</i> wherein the County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.</p> <p>a) <b><i>Less Than Significant Impact</i></b> - As previously noted, Plainview gets its fire protection and emergency medical services from the Tulare County Fire Department. Fire Station #16, located in Strathmore, has Patrol 16 and Engine 16 assigned to Plainview. Tulare County Fire Department Station #15 and the Woodville Fire Station are located approximately 4 miles and 4.8 miles away from Plainview. The Tulare County Fire Department will be responsible for reviewing service provision for this community and ensuring maintenance of acceptable service ratios, response times or other performance objectives for any of the public services. The proposed Community Plan will not significantly impact the Fire Department's response times. Thus, the Project would have a less than significant impact to this Checklist Item.</p> <p>b) <b><i>Less than Significant Impact</i></b> - The Community Plan is based on the General Plan's 1.3 percent growth rate over the course of the 2030 planning horizon. While no development projects are proposed as part of this Community Plan, future growth is anticipated to occur within the proposed Urban Development Boundary over the planning horizon. Public safety components of the Community Plan and General Plan 2030 Update require that activities related to the Community Plan will comply with Tulare County's General Plan policies and regulations. The Tulare County Sheriff's Department will be responsible for law enforcement for this community and ensuring maintenance of acceptable service ratios, response times, or other performance objectives for any of the public services. The proposed Community Plan in and of itself will not significantly impact the Sheriff Department's response times. Therefore, the Project would have a less than significant impact to this Checklist Item.</p> <p>c) <b><i>Less than Significant Impact</i></b> - As the proposed Project does not involve any development proposals that could contribute to the need for expanded school facilities. The estimated growth rate applied to this community is project at 1.3% per year. As such, even within the planning timeframe (Year 2030) it is not anticipated that the population</p>					

<sup>94</sup> Op Cit.

<sup>95</sup> General Plan Background Report. Page 7-96.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
growth of school-age children will exceed the capabilities of the Sunnyside Union Elementary School District (kindergarten through eighth grade) to provide school facilities. As such, there will be less than significant impact to this resource related to this Checklist Item.						
d) <b>Less than Significant Impact</b> – In addition to the Plainview Neighborhood Park, the nearest community recreational facility is Olive Bowl Park approximately 4.3 miles northeast of Plainview. Hays Field (Sports Park) is approximately 6.8 miles southeast of Plainview, and Veteran’s Park is approximately 6.4 miles southeast of Plainview. The proposed Project does not include plans for a future park within the community. As such, there will be less than significant impact to this resource related to this Checklist Item.						
e) <b>Less than Significant Impact</b> - The proposed Project does not involve any development proposals that could contribute to the need for expanded electrical power, communications, natural gas services, or other public services causing an increase in consumer demand and/or subsequent service provision. Development proposals will be evaluated on a case-by-case basis and referred to the local electricity and gas service providers to determine the availability of the respective service. As such, the Project would have less than significant impact related to this Checklist Item.						
16.	RECREATION					
	a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis:						
As noted previously, the Project is proposed adoption of a Community Plan and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Adoption of the Community Plan would result in no impact as future projects are viewed as “growth accommodating” rather than growth-inducing.						
“The Plainview Neighborhood Park, built on land donated by the Plainview Mutual Water Company, opened in June of 2016. The Neighborhood Park is located at [the northwest corner of] Road 198 and Avenue 194, in Plainview. The park features playground equipment including slides, a sliding pole, and steps. The playground equipment has shade and half a basketball court. The [other] nearest community recreational facility is Olive Bowl Park, located in the City of Lindsay approximately 4.3 miles northeast of Plainview. Additional recreational facilities are located in City of Porterville; Hayes Field (Sports Park) is approximately 6.8 miles southeast of Plainview, while Veteran's Park is approximately 6.4 miles (southeast) from Plainview.” <sup>96</sup>						

<sup>96</sup> Plainview Community Plan. Background Report.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>The proposed Community Plan contains no development proposals and will not result in the need for expanded or new recreational facilities. As development occurs within the UDB, the need for additional park or recreational facilities will be evaluated on a case-by-case basis, and as appropriate, a development proposal may result in the need for the project proponent to accommodate recreational needs. However, as this Project does not include any development proposals, the Project would result in no impact.</p> <p>a) and b) <b>No Impact</b> - The proposed Project does not include plans for a future park or other recreational facilities within the Planning area. The proposed Project will not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated; nor will it include recreational facilities which might have an adverse physical effect on the environment. There will be no impact to this resource as a result of this Project.</p>						
<b>17.</b>	<b>TRANSPORTATION</b>					
	Would the project:					
	a)	Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>As noted previously, the Project is the Plainview Community Plan 2019 and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Future projects are viewed as “growth accommodating” rather than growth-inducing and as such, no impact will occur as a result of the Community Plan.</p> <p>“Structurally, the Plainview Community Plan is part of the Land Use and Circulation Element of the overall general plan. The principal emphasis of the community plan is on establishing local land use, and circulation system patterns and prescribing associated standards and policies.”<sup>97</sup> There is one designated “Arterial” street within the Planning Area (Avenue 196), one designated “Collector” street within the Planning Area (Road 196), and all streets in the Circulation network are classified as local streets.”<sup>98</sup></p>						

<sup>97</sup> Plainview Community Plan 2019. Plainview Community Plan.

<sup>98</sup> Ibid. Plainview Community Plan.

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>“In recent years the concept of “Complete Streets” has evolved. Under this concept, while streets may still carry a primary functional classification, the design of streets aims to allow all modes and trip purposes to be safely accommodated to the extent feasible and as warranted by local needs and conditions.”<sup>99</sup></p> <p>“While the private automobile is the dominant mode of travel within Plainview, as it is throughout Tulare County, other modes of transportation are important. The latest available Census survey data for Plainview indicates that about two-third of commuters drive alone to work, while one-third use other means: 14 percent carpool or vanpool, 9 percent walked, 6 percent used public transportation and 5 percent worked at home. The Census Bureau does not collect data on non-work trips, which represent a greater share of travel than work trips, but tend to be less concentrated in peak traffic periods. Off-peak trips also tend to have a greater proportion of shared ride and active (walk and bike) trips. While congestion is not a major issue in Plainview, overreliance on automobiles creates other costs for both society and households, and means that many in the community who cannot drive (the young, the old, the disabled, the poor) must rely on those who can drive for their mobility. For this reason, it is important to encourage public transit systems and increased use of active modes of transportation, including bicycles and walking. The public transit system alternatives for Plainview include fixed route public transit systems, common bus carriers, and other local agency transit and paratransit services.”<sup>100</sup></p> <p>Economic considerations play a role in the decision making processes utilized by the County to the end of managing its unincorporated communities’ economic growth and development. The ability of Tulare County to compete domestically and internationally on an economic basis requires an efficient and cost-effective system for distributing and receiving goods and services. Plainview is a part of this system with its proximity to SR 190, SR 65, and SR 99. Trucking is likely to be the predominant mode for freight movement within the County and the Central Valley for the foreseeable future. Statewide, over three-quarters of all freight is shipped by truck.<sup>101</sup> It is anticipated that the region’s truck volumes will grow faster than auto traffic through 2040.<sup>102</sup></p> <p>SR 99 is the primary truck corridor in Tulare County.<sup>103</sup> SR 190 is a major truck corridor on the State Highway System in Tulare County that feeds into SR 99 (from SR 65 to SR 99).<sup>104</sup> The proximity of SR 190 to Plainview provides an opportunity to use this truck corridor to accommodate freight movements to and from Plainview.</p> <p>The level of service (LOS) for operating State highway facilities is based upon measures of effectiveness (MOEs). These MOEs describe the measures best suited for analyzing State highway facilities (i.e., freeway segments, signalized intersections, on- or off-ramps, etc.). Caltrans endeavors to maintain a target LOS at the transition between LOS “C” and LOS “D” on State highway facilities.<sup>105</sup></p> <p>Tulare County General Plan Policy <i>TC – 1.16 County Level of Service (LOS) Standards</i> states; “The County shall strive to develop and manage its roadway system (both segments and intersections) to meet a LOS of “D” or better in accordance with the LOS definitions established by the Highway Capacity Manual.”<sup>106</sup></p> <p>“LOS is categorized by two parameters, uninterrupted flow and interrupted flow. Uninterrupted flow facilities have no fixed elements, such as traffic signals, that cause interruptions in traffic flow (e.g., freeways, highways, and controlled</p>					

<sup>99</sup> Op. Cit. Plainview Community Plan.

<sup>100</sup> Op Cit. Plainview Community Plan.

<sup>101</sup> Op. Cit. Plainview Community Plan.

<sup>102</sup> Op. Cit.

<sup>103</sup> Op. Cit. 183.

<sup>104</sup> Op. Cit.

<sup>105</sup> Caltrans. Guide for the Preparation of Traffic Impact Studies. Page 1. [http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf), accessed May 2019.

<sup>106</sup> 2018 Draft Poplar-Cotton Center Community Plan Update. Page 177.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>access, some rural roads). Interrupted flow facilities have fixed elements that cause an interruption in the flow of traffic such as stop signs and signalized intersections.”<sup>107</sup> LOS descriptions and attendant definitions may be viewed in Tables 28 and 29 of the Community Plan Update.</p> <p>The proposed Community Plan also takes into account all modes of transportation including non-motorized travel and relevant components of the circulation system, including but not limited to, pedestrian and bicycle paths, and mass transit.</p> <p>“A complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility. Every complete street looks different, according to its context, community preferences, the types of road users, and their needs.”<sup>108</sup></p> <p>Integration of the Complete Streets Program in the Plainview Community Circulation Element will aid to establish a comprehensive multi-modal transportation system that is efficient, environmentally and financially sound, and coordinated with the Land Use Element of the Tulare County General Plan.</p> <p>The proposed Plainview Community Plan is intended to implement a multi-modal transportation system that will serve projected future travel demand, minimize congestion, and address future growth in Plainview.</p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: <i>AQ-3.3 Street Design; LU- 7.1 Friendly Streets; TC-1.2 Intermodal Connectivity; TC-4.7 Bicycle/Pedestrian Trail System; and TC-5.2 Consider Non-Motorized Modes in Planning and Development.</i></p> <p>a)- b) <b>No Impact</b> - The proposed Project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system nor will it conflict with an applicable congestion management program. Over the course of the 2030 planning horizon, development within the Planning Area is intended to accommodate the projected 1.3% population growth rate. Over the planning horizon it is anticipated that traffic in the Planning Area will increase along with area population; however, it is anticipated that the current street system will function adequately (and barring major unforeseen development in Plainview) will continue to do so through the year 2030 planning horizon. New intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit will not be required by the Community Plan as it does not contain plans for development, construction or new transportation infrastructure. If future proposals are submitted that have the potential to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; and/or, conflict with an applicable congestion management program, a new analysis may be warranted to identify potential impacts. As such, the Community Plan will result in no impact to this Checklist Item.</p> <p>c) <b>No Impact</b> - The proposed Plainview Community Plan will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, e.g., farm equipment. As noted previously, the Project is a proposed Community Plan for Plainview and no development proposals are being considered at this time. The proposed Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Changes to the Urban Development Boundary (UDB) will occur; however, any future growth will be required to comply with laws and regulations governing urban design and use. As such, the Project would result in no impact to this Checklist Item.</p>					

<sup>107</sup> Op. Cit.

<sup>108</sup> Caltrans, 2018. Complete Streets Program. <http://www.dot.ca.gov/transplanning/ocp/complete-streets.html>.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
d) <b>No Impact</b> - The Tulare County General Plan Update contains policies and guidelines that mandate where feasible, road networks (public and private) will provide for safe and ready access for emergency equipment and evacuation routes. The proposed Community Plan contains no development proposals and is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Changes to the Urban Development Boundary (UDB) will occur; however, any future growth will be required to comply with all laws and regulations governing emergency response, both facilitating and enhancing emergency access. There will be no impact related to this Checklist Item.					
<b>18.</b>	<b>TRIBAL CULTURAL RESOURCES</b>				
	Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Analysis:</p> <p>As noted previously, the Project is the Plainview Community Plan 2019 and no development proposals are being considered at this time. The Community Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). Much of the Plainview area has been historically been under heavy agricultural production, both within its UDB and outside of the UDB in the immediate surrounding areas. As such, there is no possibility of changes to cultural resources outside of the already established UDB area.</p> <p>The Southern San Joaquin Valley Information Center, Bakersfield (SSJVIC or Center) conducted a cultural resources records search at the request of RMA Planning Branch staff. The Center records search (dated March 19, 2019 is included in see Attachment "C" of this document) included historic sites listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. According to the California Historical Resources Information System, there are no recorded cultural resource within the project area or within the one-half mile radius and it is unknown if any are present. There are no recorded cultural resources within the project area or radius that</p>					

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.</p> <p>According to the information provided by the SSJVIC, there has been one previous cultural resource study conducted within a small portion of the project area, TU-01019. There have been no additional studies conducted within the one-half mile radius.</p> <p>The following Native American tribes were contacted on March 21, 2019, in order to solicit their interest regarding tribal consultation: Kern Valley Indian Council; Santa Rosa Rancheria Tachi Yokut Tribe, Torres-Martinez Desert Cahuilla Indians; Tubatulabals of Kern County; Tule River Indian Tribe; and Wukache Indian Tribe. No responses have been received to date. The Native American Heritage Commission (NAHC) was also contacted on March 6, 2019, with a request that they conduct a sacred lands files (SLF) search. The SLF records search was completed with negative results.</p> <p>The SSJVIC acknowledges that the Project essentially consists of a General Plan Amendment to adopt the Community of Plainview. They further acknowledge that no immediate ground disturbance will take place as a result of this update and conclude that no further cultural resource investigation is recommended at this time. However, prior to any future ground disturbance project activities, the SSJVIC recommends that a new record search be conducted so their office can then make project specific recommendations for further cultural resources study, if needed. Once specific projects are proposed, location specific studies can be conducted to determine the appropriateness of avoiding or minimizing impacts to cultural resources as applicable.</p> <p>The Tulare County General Plan has a number of policies that relate to the proposed Project area including <i>ERM-6.1 Evaluation of Cultural and Archaeological Resources</i>; <i>ERM-6.2 Protection of Resources with Potential State or Federal</i>; <i>ERM-6.4 Mitigation</i>; <i>ERM-6.10 Grading Cultural Resources Sites</i>; and <i>ERM-6.9 Confidentiality of Archaeological Sites</i> which allows the County to (within its authority) maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.</p> <p>a) and b) <b>No Impact</b> - As noted in Checklist Item 5 <i>Cultural Resources</i>, a CHRIS records search was conducted by the SSJVIC. According to the California Historical Resources Information System, there are no recorded cultural resource within the project area or within the one-half mile radius and it is unknown if any are present. There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks. Also, as noted earlier, there has been one previous cultural resource study conducted within a small portion of the project area, TU-01019. There have been no additional studies conducted within the one-half mile radius. Until an actual development project is initiated, it remains unknown if subsurface tribal resources would be encountered.</p> <p>While the proposed Community Plan contains no plans for development or construction at this time, over the planning horizon, future development within the UDB may result in the eventual construction of residences, and establishment of commercial and industrial use, and streets (and other infrastructure such as curbs, gutters, sidewalks, sewer and water collection/distribution systems, etc.). Such future activity could cause a substantial adverse change in the significance of a historical resource were any such resources to be located within the planning area. Both the CHRIS and SLF searches yielded negative results, and therefore the Community Plan itself will have no impact on this resource.</p>					



		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
19.	UTILITIES AND SERVICE SYSTEMS					
	Would the project:					
	a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities , the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis:

#### Water Supply

“Plainview’s water supply is provided by Plainview Mutual Water Company (**see Figure 13**), while the community’s wastewater is managed by individual property owner septic systems. Plainview Mutual Water Company is classified as a community water system and serves a population of 870 people (700 in PMWC and 170 in PCWC). There are three (3) wells serving Plainview with two closed loops systems. Even though Plainview-Central Water Company was purchased by PMWC, the two systems are not physically connected. According to the Safe Drinking Water Information System (SDWIA) Environmental Working Group National Drinking Water Database the Plainview Mutual Water Company provides services for 617 people. In addition, the Plainview MWC Central Water provides services to 138

		<b>SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
<p>people. The community of Plainview is located within the Lindmore Irrigation District (see Figure 14), which serves agricultural water to properties in the vicinity of the community of Plainview.”<sup>109</sup></p> <p>“The current water services to Plainview are provided by two systems. PMWC includes all the residential and commercial connections east of Road 196 and the Plainview-Central Water Company (PCWC) includes all residential connections west of Road 196.</p> <p>The distribution systems for PMWC and PCWC are not physically connected. The PMWC consists of 6-inch diameter PVC mains with ¾-inch diameter metered service connections. In 2011 there were 15 fire hydrants installed with 18 isolation valves to help manage the system in an emergency fire situation. The average day demand for the system is 61.5 gpm and the maximum day demand is 151 gpm with a peak hour demand of 227 gpm.</p> <p>The PCWC distribution system has 4-inch diameter steel mains and ¾-inch diameter PVC service laterals. The system has wharf fire hydrants for fire suppression, but the number of valves is unknown and no record drawings are available at this time for the existing system. The average day demand is 19 gpm and the maximum day demand is 47 gpm with a peak hour demand of 71 gpm.</p> <p>Both systems can provide the necessary flow for the peak hour demand through the source water wells, but do not have any water storage for emergency or drought conditions.”<sup>110</sup></p> <p>“There are two existing water supply wells for the PMWC and one well supplying the PCWC houses. South Well and Well No. 3 both serve the PMWC and are located on the southeast side of town. Well No.1 serves the PCWC and is located on the corner of Ave 195 and Road 196.”<sup>111</sup></p> <p><u>Sanitary Sewer</u></p> <p>“The Community of Plainview is not currently sewered. The average lot size in the community is approximately 7,000 square feet. The lots sizes are well below the minimum requirement of 12,500 square feet of area required by the County of Tulare for septic systems in communities with a community water system. These lot sizes may be too small to support efficient septic tank effluent leaching.”<sup>112</sup></p> <p>“In addition to the relatively small lot sizes, another restriction for septic system effluent leaching is the preponderance of tight soil conditions with a shallow duripan in the community. Soil conditions are discussed in greater detail in this report.”<sup>113</sup></p> <p>Plainview residents use septic systems located on each lot to dispose of their sanitary effluent. These septic systems mainly consist of concrete double compartment 1,000-gallon septic tanks that discharge to a tile leach field or leach pit. The septic tanks are typically located about 10 feet from the back of each house or mobile home. Leach pits are typically located between 15 and 30 feet from the nearest side of the property lines. The pits are normally 48-inch diameter and 32 feet deep and are located 10 to 20 feet off the backside of the septic tank.</p> <p><u>Storm Drainage</u></p>					

<sup>109</sup> Draft Plainview community Plan 2019.

<sup>110</sup> Ibid.

<sup>111</sup> Op. Cit.

<sup>112</sup> Plainview Wastewater System Project Feasibility Report, page 6, September 2016, Provost & Pritchard Consulting Group, Visalia, California.

<sup>113</sup> Ibid.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>Plainview does not have a storm drainage system.</p> <p>The following Tulare County General Plan 2030 Update policies for this resource apply to this Project: <i>PFS-1.1 Existing Development; PFS-1.2 Maintain Existing Levels of Services; PFS-1.3 Impact Mitigation; PFS-1.7 Coordination with Service Providers; PFS-2.1 Water Supply; PFS-2.2 Adequate Systems; PFS-2.4 Water Connections; PFS-3.2 Adequate Capacity; PFS-3.3 New Development Requirements; and PFS-3.7 Financing.</i></p> <p>In addition to Tulare County General Plan policies, the Woodville Community Plan Update contains policies specific to infrastructure including water supply and water systems. See the “Existing Water &amp; Wastewater Connections” discussion of the Woodville Community Plan Update.</p> <p><u>Solid Waste Disposal</u></p> <p>The Tulare County General Plan has a number of policies that apply to existing development and future development projects regarding solid waste disposal within the County of Tulare. Currently, solid waste disposal services for the Community of Plainview is provided by USA Waste (Waste Management). The nearest solid waste disposal facility, the Teapot Dome Landfill, is owned and operated by the County. The Teapot Dome has the capacity to accommodate solid waste refuse generated within the planning area through the year 2025.<sup>114</sup> According to Solid Waste Management Supervisor J. Treviño, the Teapot Dome landfill has a current net remaining capacity of 666,281 cubic yards or 11% of total capacity.<sup>115</sup> Per the Tulare County Solid Waste Department the Teapot Dome landfill is scheduled to close in 2025 and solid waste from the planning area will be disposed of in the Woodville landfill.<sup>116</sup> The Woodville landfill is currently under temporary closure and is not accepting waste, however the landfill is slated to open in 2022.<sup>117</sup> The Woodville landfill has a current net remaining capacity of 5,319,859 cubic yards or 64% of the landfill’s total capacity.<sup>118</sup> The adopted 2030 General Plan contains policies that would apply to existing and future development in the Project area regarding solid waste such as: <i>PFS-5.3 Solid Waste Reduction; PFS-5.5 Private Use of Recycled Products; PFS-5.6 Ensure Capacity; and PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection.</i></p> <p>a) and b) <b><i>Less Than Significant Impact</i></b> – As noted earlier, the Project is adoption of the Plainview Community Plan and contains no development proposals and is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). If adopted, the Urban Development Boundary (UDB) is intended to accommodate potential growth projections and will be consistent with the Tulare County General Plan are not anticipated to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. However, as full build-out occurs over time, capacity availability and disposal elements in the collection system would be evaluated on a case-by-case basis with deficiencies being addressed by developers that wish to connect to the District’s system. This Plan can also serve a planning document should the community pursue funding to ultimately develop its own wastewater collection and treatment system over time. However, as noted earlier, the community is no currently served by a municipal (or private) wastewater collection system or treatment facility. As such, the Project would result in a less than significant impact.</p>					

<sup>114</sup> This information was obtained during an in-person interview conducted between Tulare County RMA staff and Tulare County Solid Waste Management Supervisor Jonah Treviño on October 1, 2018.

<sup>115</sup> Ibid.

<sup>116</sup> Op. Cit.

<sup>117</sup> Op. Cit.

<sup>118</sup> Op. Cit.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>c and d) <b>Less Than Significant Impact</b> - The Project is merely adoption of a community Plan, it does not contain any development proposals, and is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). If adopted, the Urban Development Boundary (UDB) is intended to accommodate potential growth projections and will be consistent with the Tulare County General Plan are not anticipated to exceed permitted capacities of area landfills. Tulare County Operates the Teapot Dome Landfill i.e. Mid Valley Disposal Site located at 20801-21169 Teapot Dome Ave, Porterville, CA 93257. According to the Tulare County Solid Waste Department, the Teapot Dome facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs until 2025, at which time it is anticipated that the Woodville landfill will become the primary solid waste disposal facility for the planning area.<sup>119</sup> Upon any eventual buildout, all solid waste disposal will be required to comply with the requirements of the contracted waste hauler, which follows federal, state, and local statutes and regulations related to the collection and disposal of solid waste. As such, the planning area will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the Project would result in a less than significant impact is anticipated to occur to this Checklist Item.</p>						
<b>20.</b>	<b>WILDFIRE</b>					
	If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
	a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis:						

<sup>119</sup> Op. Cit.

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	
<p>According to the State Responsibility Area (SRA) Viewer, the proposed Project site is not located in the SRA (see attachment “F”)<sup>120</sup>As noted previously, the Project is an update to the Ivanhoe Community Plan and no development proposals are being considered at this time. The update is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). The Project includes expansion of the Urban Development Boundary (UDB); as such, a case-by-case evaluation will be conducted when development proposals are received for both the existing UDB and future UDB area. However, as this Project is merely an update to the Community Plan, there is no possibility of impact to this checklist item within the already established UDB area.</p> <p>a) <b>No Impact.</b> The Tulare County General Plan Update contains policies and guidelines that mandate where feasible, road networks (public and private) will provide for safe and ready access for emergency equipment and evacuation route.<sup>121</sup> As this Project consist of adoption of the Plainview Community Plan, no development proposals are being considered at this time. A case-by-case evaluation will be conducted when development proposals are received within the proposed (and eventually adopted) UDB. Any future growth will be required to comply with all laws and regulations governing emergency response, both facilitating and enhancing emergency access. Thus, there will be no impact related to this checklist item.</p> <p>b) <b>No Impact.</b> As noted previously, the Project is adoption of the Plainview Community Plan and no development proposals are being considered at this time. The entire Plainview area is relatively flat, and to reiterate, this Project is the adoption of a Community Plan. Thus, there is no possibility of impact to this Checklist Item within the already established UDB area.</p> <p>c-d) <b>No Impact.</b> As noted previously, the Project is adoption of the Plainview Community Plan and no development proposals are being considered at this time. The Plan is being prepared to accommodate a growth rate of 1.3% (consistent with the Tulare County General Plan). The Project includes adoption of an Urban Development Boundary (UDB); as such, a case-by-case evaluation will be conducted when development proposals are received within the proposed UDB. However, as this Project is merely adoption of a Community Plan, there is no possibility of impact to this Checklist Item.</p>						
21.	MANDATORY FINDINGS OF SIGNIFICANCE					
	a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal species, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>120</sup> CalFire, <http://www.fire.ca.gov/firepreventionfee/srviewer>, accessed April 18, 2019.

<sup>121</sup> Tulare County General Plan 2030 Update, August 2012. Goals and Policy Report. (Part I) Page 10-20  
<http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/000General%20Plan%202030%20Part%20I%20a%20Part%20II/GENERAL%20PLAN%202012.pdf>

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
	b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis:

a) **Less Than Significant Impact With Mitigation** – As noted earlier, The proposed Plainview Community Plan contains no development proposals and is being prepared to accommodate a growth rate of 1.3% consistent with the Tulare County General Plan. If adopted, the Urban Development Boundary (UDB) is intended to accommodate potential growth projections and will be consistent with the Tulare County General Plan.

As discussed in Item 4 Biological Resources, impacts associated with future development of proposed Project planning area would be less than significant, as defined by the California Environmental Quality Act (CEQA), for special status plant species, wildlife movement corridors, downstream water quality, and sensitive habitats. Loss of habitat for special status animal species would also be considered less than significant under CEQA. **Mitigation Measures BIO-1** through **BIO-12** contained in the Mitigation Monitoring and Reporting Program are included as part of this Mitigated Negative Declaration which are intended to prevent or minimize disturbance or accidental take of species of concern. In the unlikely event of discovery of a special species on the site, protocols established by the U.S. Fish and Wildlife Service (USFW) or California Department of Fish and Game (DFG) will be implemented before any future construction-related activities are allowed to commence. If discovery occurs during future construction-related activities, all activities will be immediately ceased until a qualified biologist determines which course of action to implement per USFW or DFG protocols.

As noted in Item 5. Cultural Resources and Item 17. Tribal Cultural Resources, a CHRIS records search was conducted by the SSJVIC (dated March 19, 2019 is included in Attachment “C” of this document). The search included historic sites listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. According to the California Historical Resources Information System, there are no recorded cultural resources within the planning area and one within a one-half mile radius of the planning area and it is unknown if any are present. There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

The planning area consists of existing residential, commercial and light commercial uses. Future UDB expansion will encompass areas to the west and southwest of the existing UDB. These areas are currently under agricultural cultivation and as such, unlikely to contain surface. Until an actual development project is initiated, it remains unknown if subsurface historic resources would be encountered. While the proposed Community Plan Update contains no plans for development

		SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<p>or construction, over the planning horizon, future development within the UDB may result in the eventual construction of residences, and establishment of commercial and industrial use, and streets (and other infrastructure such as curbs, gutters, sidewalks, sewer and water collection/distribution systems, etc.). Such future activity could cause a substantial adverse change in the significance of a historical resource were any such resources to be located within the planning area. The proposed Project would not result in a substantial adverse change in the significance of an historical or archaeological resource as defined in Section 15064.5 of the CEQA Guidelines. Although no cultural resources were identified in the records search, there will, nonetheless, be a potentially significant impact if historical resources were uncovered during proposed specific development project construction; however, implementation of the <b>Mitigation Measures CUL-1, CUL-2, and TCR-1</b> (and also contained in the Mitigation Monitoring and Reporting Program) are included as part of this Mitigated Negative Declaration to reduce potential impacts to historical or archaeological resources to less than significant with mitigation.</p> <p>Therefore, the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened plant or animal species, or eliminate important examples of the major periods of California history or prehistory. Therefore, there will be a less than significant impact with mitigation to these resources.</p> <p>b) <b>Less Than Significant Impact</b> - As noted earlier, The proposed Plainview Community Plan contains no development proposals and is being prepared to accommodate a growth rate of 1.3% consistent with the Tulare County General Plan. If adopted, the Urban Development Boundary (UDB) is intended to accommodate potential growth projections and will be consistent with the Tulare County General Plan Use and Zoning designation contained in the Community Plan. It is not growth inducing, however, development is anticipated to occur consistent with the policies contained in the Tulare County General Plan, the Plainview Community Plan, and other agencies (for example, the Valley Air District and Regional Water Quality Control Board). As such, it will result in Less Than Significant Impacts to resources such as air quality, noise, Greenhouse Gas Emissions, hazard or hazardous materials, hydrology and water quality, population and housing, public services, transportation/traffic, or utilities and service systems. Therefore, the proposed Project will result in less than significant impacts.</p> <p>c) <b>No Impact</b> - The proposed Project is adoption of the new Plainview Community Plan. It is intended to accommodate projected growth and to provide a mechanism to stimulate economic development within the existing geographic area and consistent with current General Plan Land Use and Zoning designations contained in the Community Plan. The proposed Project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. There will be no adverse impact.</p>					

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# **Attachment “A”**

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## **Air Quality Technical Memorandum**



# RESOURCE MANAGEMENT AGENCY

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## TECHNICAL MEMORANDUM AIR QUALITY ASSESSMENT

**DATE:** May 15, 2019

**TO:** Hector Guerra, Chief Environmental Planner

**FROM:** Jessica Willis, Planner IV

**SUBJECT:** Air Quality Assessment for the Plainview Community Plan (GPA 17-009, PZC 19-007, PZC 19-008, PZC 19-009)

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### PURPOSE AND NEED FOR ASSESSMENT

This document is intended to assist Tulare County Resource Management Agency (RMA) staff in the preparation of the Air Quality component of the Mitigated Negative Declaration (MND) being prepared for the Plainview Community Plan (Project). The assessment is intended to provide sufficient detail regarding potential impacts of Project implementation and to identify mitigation measures, if necessary, to reduce potentially significant impacts.

The air quality assessment provided in this document was prepared to evaluate whether the air pollutant emissions generated from implementation of the Project (i.e., future development projects) would cause significant impacts to air quality and health risks to nearby receptors. The air quality assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The assessment is intended to provide the County of Tulare (County) with sufficient detail regarding potential impacts of Project implementation and to identify mitigation measures, if necessary, to reduce potentially significant impacts.

The estimated emissions are compared to federal and state ambient air quality standards (AAQS) and the thresholds of significance established by the San Joaquin Valley Unified Air Pollution Control District (Air District). The methodology for the air quality assessment follows the Air District recommendations for quantification of emissions and evaluation of potential impacts as provided in their guidance document *Guidance for Assessing and Mitigating Air Quality Impacts* (GAMAQI), adopted March 19, 2015.<sup>1</sup>

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<sup>1</sup> Air District. Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015.  
[http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf). Accessed May 15, 2019.

## **PROJECT DESCRIPTION**

Plainview is currently designated an Unincorporated Community in the 2030 Tulare County General Plan. The objective of the Plainview Community Plan is to develop a plan, which can accurately reflect the needs and priorities of the unincorporated community of Plainview. The Land Use and Circulation portions of this Plan provide the mechanism to minimize or avoid the potential adverse impacts of urban growth. The development of an orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses across Tulare County's 2030 planning horizon, consistent with the Tulare County 2030 General Plan Update. The Plan is needed to increase the availability of infrastructure funding, such as drinking water system improvements (wells, water distribution piping, storage tanks, etc.), wastewater system (such as piping, lift stations, etc.), and public work/safety improvements (such as curbs, gutters, sidewalks, etc.), and to stimulate economic development within the community.

Tulare County is proposing new land use and zoning designations within an expanded UDB. The proposed Community Plan, if adopted, will update these designations to be consistent with the General Plan, and will bring existing non-compliant properties into conformity with the Tulare County Zoning Ordinance. The Community Plan also includes the Complete Streets and Road Maintenance programs and the community's anticipated growth through year 2030 based on the existing land uses, census population data, and the projected 1.3% annual growth rate in unincorporated areas of Tulare County. Other than the Complete Streets and Road Maintenance Programs, there are no specific development projects (such as residential, commercial, or industrial uses) proposed as part of this project. As an unknown number of proposals may occur within the lifetime of the Community Plan, the Community Plan is intended to direct the density, intensity, and types of growth needed to meet the needs of the community. Future developments within the Project planning area will be required to undergo additional CEQA evaluation on a project-by-project basis at such time development is proposed to determine potential environmental impacts.

### **Complete Streets and Road Maintenance.**

The Plainview Complete Streets and Road Maintenance Programs are included in the Circulation Element of the proposed Community Plan. The Complete Streets Program has thoroughly analyzed the alternative forms of transportation, including transit, bicycle ways, and pedestrian circulation. Improvements proposed in the Complete Streets Program include, but are not limited to, installation of streetlights, bus shelters, street signage and striping, curbs, gutters, sidewalks, drainage system, and utilities. Road maintenance activities vary by road segment dependent upon the condition of the road and may include chip seal, overlay resurfacing, and asphalt reconstructions.

### **Growth Projections.**

There are no specific development projects proposed with the Ivanhoe Community Plan Update; however, the Plan does include updates to land use designations that could increase the buildout potential of the planning area. Population and residential growth through planning horizon year 2030 was estimated by applying a 1.3% annual growth rate, consistent with the Tulare County 2030 General Plan, to the 2017 baseline population and housing data, as provided in the United

States Census Bureau 2017 American Community Survey (ACS).<sup>2</sup> Non-residential growth was estimated through planning horizon year 2030 for a worst-case emissions scenario by applying a 1.3% annual growth rate to the existing uses based on existing zoning and assuming all parcels have been improved with structures at a floor to area ratio of 0.20. Using these assumptions for baseline conditions provides a conservative (larger) overall growth estimate. **Table 1** summarizes the projected growth of the community through horizon Year 2030.

<b>Table 1. Projected Growth through Year 2030</b>						
	Residential <sup>1</sup>		Commercial / Retail / Other <sup>2</sup>		Industrial <sup>2</sup>	
Year	Population	Dwelling Units	Square Feet	Acres	Square Feet	Acres
2017	1,016	298	36,590	4.20	11,326	1.30
2030	1,202	352	43,280	4.97	13,396	1.54
Overall Growth	186	54	6,690	0.77	2,071	0.24
<sup>1</sup> Projections based on 2017 American Community Survey data applying an annual growth rate of 1.3%. <sup>2</sup> Projections based on existing land uses assuming developments/improvements with a Floor to Area Ratio of 0.2 and annual growth rate of 1.3%.						

## SIGNIFICANCE THRESHOLDS

CEQA Guidelines define a significant effect on the environment as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.<sup>3</sup> To determine if a project would have a significant impact on air quality and climate change, the type, level, and impact of criteria pollutant and GHG emissions generated by the project must be evaluated. Appendix G of the CEQA Guidelines provides the criteria (as Checklist Items) for evaluating potential impacts on the environment. The CEQA criteria and the Air District's significance thresholds and guidance for evaluation are provided below.

### Air Quality Plans

The Air District has established thresholds of significance for criteria pollutant emissions. These thresholds are based on District New Source Review (NSR) offset requirements for stationary sources. "Stationary sources in the District are subject to some of the toughest regulatory requirements in the nation. Emission reductions achieved through implementation of District offset requirements are a major component of the District's air quality plans. Thus, projects with emissions below the thresholds of significance for criteria pollutants would be determined to "Not conflict or obstruct implementation of the District's air quality plan".<sup>4</sup>

The Air District has three sets of significance thresholds based on the source of the emissions. According to the GAMAQI, "The District identifies thresholds that separate a project's short-term emissions from its long-term emissions. The short-term emissions are mainly related to the construction phase of a project and are recognized to be short in duration. The long-term

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<sup>2</sup> United States Census Bureau. American FactFinder. 2017 American Community Survey. 2013-2017 American Community Survey 5-Year Estimates. Demographic and Housing Estimates (DP05) and Selected Housing Characteristics (DP04).  
[https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml). May 15, 2019.

<sup>3</sup> CEQA §§ 15002(g), 15382

<sup>4</sup> Air District, GAMAQI, Section 7.12, Page 65.

emissions are mainly related to the activities that will occur indefinitely as a result of project operations.”<sup>5</sup>

Long-term (operational) emissions are further separated into permitted and non-permitted equipment and activities. Stationary (permitted) sources that comply or will comply with Air District rules and regulations are generally not considered to have a significant air quality impact. Specifically, the GAMAQI states, “District Regulation II ensures that stationary source emissions will be reduced or mitigated to below the District’s significance thresholds... District implementation of New Source Review (NSR) ensures that there is no net increase in emissions above specified thresholds from New and Modified Stationary Sources for all nonattainment pollutants and their precursors. Furthermore, in general, permitted sources emitting more than the NSR Offset Thresholds for any criteria pollutant must offset all emission increases in excess of the thresholds....”<sup>6</sup>

The Air District’s significance thresholds are provided in **Table 2**.

<b>Table 2. Air District Criteria Pollutant Significance Thresholds</b>			
<b>Pollutant/ Precursor</b>	<b>Construction Emissions</b>	<b>Operational Emissions</b>	
		<b>Permitted Equipment and Activities</b>	<b>Non- Permitted Equipment and Activities</b>
	<b>Emissions (tpy)</b>	<b>Emissions (tpy)</b>	<b>Emissions (tpy)</b>
<b>CO</b>	100	100	100
<b>NOx</b>	10	10	10
<b>ROG</b>	10	10	10
<b>SOx</b>	27	27	27
<b>PM<sub>10</sub></b>	15	15	15
<b>PM<sub>2.5</sub></b>	15	15	15
Source: Air District, GAMAQI, Table 2, page 80; and <a href="http://www.valleyair.org/transportation/0714-GAMAQI-Criteria-Pollutant-Thresholds-of-Significance.pdf">http://www.valleyair.org/transportation/0714-GAMAQI-Criteria-Pollutant-Thresholds-of-Significance.pdf</a> , accessed May 30, 2018.			

## **Air Quality Violations**

“Determination of whether project emissions would violate any ambient air quality standard is largely a function of air quality dispersion modeling. If project emissions would not exceed State and Federal ambient air quality standards at the project’s property boundaries, the project would be considered to not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The need to perform an air quality dispersion modeling analysis for any project (urban development, commercial, or industrial projects) is determined on a case-by-case basis depending on the level of emissions associated with the proposed project. If such modeling is found necessary, the project consultant should check with the District to determine the appropriate model and input data to use in the analysis. Specific information for assessing significance, including screening tools and modeling guidance is available on-line at the District’s website [www.valleyair.org](http://www.valleyair.org).”<sup>7</sup>

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<sup>5</sup> Air District, GAMAQI, Section 8.1, Page 75

<sup>6</sup> Air District, GAMAQI, Section 8.2.1, Page 76

<sup>7</sup> Air District, GAMAQI, Section 7.13, Page 65

“The thresholds of significance for Ambient Air Quality are based on the California Ambient Air Quality Standard (CAAQS) and National Ambient Air Quality Standard (NAAQS). A project would be considered to have a significant impact if its emissions are predicted to cause or contribute to a violation of an ambient air quality standard by exceeding any of the following:

1. Any of the CAAQS, or
2. Any of the NAAQS, and if available, the associated Significant Impact Level (SIL).”<sup>8</sup>

**Table 3** provides the California and National Ambient Air Quality Standards.

<b>Table 3. Ambient Air Quality Standards</b>				
<b>Pollutant</b>	<b>Averaging Time</b>	<b>California Standards</b>	<b>National Standards</b>	
		<b>Concentration</b>	<b>Primary</b>	<b>Secondary</b>
<b>Ozone (O<sub>3</sub>)</b>	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	---	Same as Primary
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )	0.070 ppm* (137 µg/m <sup>3</sup> )	
<b>Respirable Particulate Matter (PM<sub>10</sub>)</b>	24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	Same as Primary
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	---	
<b>Fine Particulate Matter (PM<sub>2.5</sub>)</b>	24 Hour	---	35 µg/m <sup>3</sup>	Same as Primary
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	12.0 µg/m <sup>3</sup>	15.0 µg/m <sup>3</sup>
<b>Carbon Monoxide (CO)</b>	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )	---
	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )	---
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )	---	---
<b>Nitrogen Dioxide (NO<sub>2</sub>)</b>	1 Hour	0.18 ppm (339 µg/m <sup>3</sup> )	100 ppb (188 µg/m <sup>3</sup> )	Same as Primary
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	0.053 ppm (100 µg/m <sup>3</sup> )	
<b>Sulfur Dioxide (SO<sub>2</sub>)</b>	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	75 ppb (196 µg/m <sup>3</sup> )	---
	3 Hour	---	---	0.5 ppm (1300 µg/m <sup>3</sup> )
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )	0.14 ppm (for certain areas)	---
	Annual Arithmetic Mean	---	0.030 ppm (for certain areas)	---
<b>Lead</b>	30 Day Average	1.5 µg/m <sup>3</sup>	---	---
	Calendar Quarter	---	1.5 µg/m <sup>3</sup> (for certain areas)	Same as Primary

<sup>8</sup> Air District, GAMAQI, Section 8.4, Page 90



Table 3. Ambient Air Quality Standards				
Pollutant	Averaging Time	California Standards	National Standards	
		Concentration	Primary	Secondary
		Rolling 3-Month Average	---	0.15 µg/m³
Visibility Reducing Particles	8 Hour	Extinction of 0.23/km; visibility of 10 miles or more	No National Standards	
Sulfates	24 Hour	25 µg/m³		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)		
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m³)		
* The standard at the time of the GAMAQI was 0.075 ppm; the standard presented here was finalized on October 26, 2015. Abbreviations: ppm = parts per million; mg/m³ = milligram per cubic meter; µg/m³ = micrograms per cubic meter. Sources: Air District, GAMAQI, <a href="#">Table 3, page 91</a> ; ARB, <a href="http://www.arb.ca.gov/research/aaqs/aaqs2.pdf">http://www.arb.ca.gov/research/aaqs/aaqs2.pdf</a> , accessed May 30, 2018.				

“The District ISR rule exempts small development projects (see Table 4 [of the GAMAQI]) from project-specific mitigation requirements. The District performed extensive analysis to identify small projects for which additional mitigation is not feasible. For instance, the exemptions include small residential housing developments of less than 50 units and commercial developments of less than 2,000 square feet. All projects on the exemption list emit less than 2 tons per year of either PM10 or NOx, which is substantially lower than the District’s 10-ton per year significance thresholds. Furthermore, as the tailpipe emissions from motor vehicles continue to decline, these projects will emit even less today than was estimated in 2005 when this rule was adopted. In addition, two tons per year is expected to result in daily emissions of less than the 100 lb/day screening level for either NOx or PM10 that the District has concluded that projects under the ISR exemption thresholds will have a less than significant impact on air quality. Consequently, projects below ISR applicability thresholds are not expected to exceed the thresholds of significance for criteria pollutants emissions (see Section 8.3 [of the GAMAQI]). In addition, projects below the ISR applicability thresholds are not expected to violate any air quality standards or contribute substantially to an existing or projected air quality violation and will not exceed the thresholds of significance for ambient air quality. In this case, the District concludes no emission calculation is needed and no ambient air quality analysis is required.”<sup>9</sup>

**Table 4** provides the Air District’s ambient air quality analysis (AAQA) screening levels for development projects. For projects that exceed the screening thresholds identified in Table 4, the Air District provides further guidance on how to evaluate the 100 pound per day screening level in their guidance document *Ambient Air Quality Analysis Project Daily Emissions Assessment*.<sup>10</sup>

<sup>9</sup> Air District, GAMAQI, Section 8.4.4, Page 95

<sup>10</sup> Air District, <http://www.valleyair.org/transportation/CEQA%20Rules/Ambient-Air-Quality-Analysis-Project-Daily-Emissions-Assessment.pdf>, accessed May 30, 2018.

Table 4: AAQA Screening Levels For Development Project	
Development Project Type	Space / Size
Residential	50 dwelling units
Commercial	2,000 square feet
Light Industrial	25,000 square feet
Heavy Industrial	100,000 square feet
Medical Office	20,000 square feet
General Office	39,000 square feet
Educational	9,000 square feet
Governmental	10,000 square feet
Recreational	20,000 square feet
Transportation / Transit	Construction exhaust emissions equal or exceeding 2.0 tons NOx or 2.0 tons PM <sub>10</sub>
Source: Air District, GAMAQI, Table 4, page 96	

### **Cumulative Increase in Emissions**

“By its very nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development. Future attainment of State and Federal ambient air quality standards is a function of successful implementation of the District’s attainment plans. Consequently, the District’s application of thresholds of significance for criteria pollutants is relevant to the determination of whether a project’s individual emissions would have a cumulatively significant impact on air quality. A Lead Agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program, including, but not limited to an air quality attainment or maintenance plan that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located [CCR §15064(h)(3)]. Thus, if project specific emissions exceed the thresholds of significance for criteria pollutants the project would be expected to result in a cumulatively considerable net increase of any criteria pollutant for which the District is in non-attainment under applicable Federal or State ambient air quality standards. This does not imply that if the project is below all such significance thresholds, it cannot be cumulatively significant.”<sup>11</sup>

**Table 5** provides the San Joaquin Valley Air Basin attainment status for federal and state ambient air quality standards.

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<sup>11</sup> Air District, GAMAQI, Section 7.14, Pages 65-66

<b>Table 5. San Joaquin Valley Attainment Status</b>		
<b>Pollutant</b>	<b>Designation</b>	
	<b>Federal Standards</b>	<b>State Standards</b>
Ozone—1-hour	No Federal Standard	Nonattainment/Severe
Ozone—8-hour	Nonattainment/Extreme	Nonattainment
PM <sub>10</sub>	Attainment	Nonattainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen dioxide	Attainment/Unclassified	Attainment
Sulfur dioxide	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Classification	Attainment
Hydrogen sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility-reducing particles	No Federal Standard	Unclassified
Vinyl chloride	No Federal Standard	Attainment
Source: Air District, <a href="http://www.valleyair.org/aqinfo/attainment.htm">http://www.valleyair.org/aqinfo/attainment.htm</a> , accessed May 30, 2018		

## **Exposure Risks**

The location of a project is a major factor in determining whether the project will result in localized air quality impacts. The potential for adverse air quality impacts increases as the distance between the source of emissions and receptors decreases. From a health risk perspective, there are two (2) categories of projects that have the potential to cause long-term health risks impacts:

- Type A Projects: Land use projects that will place new toxic sources in the vicinity of existing receptors. This category includes sources of toxic emissions such as gasoline dispensing facilities, asphalt batch plants, warehouse distribution centers, freeways and high traffic roads, and other stationary sources that emit toxic substances.
- Type B Projects: Land use projects that will place new receptors in the vicinity of existing toxic sources. This category includes residential, commercial, and institutional developments proposed in the vicinity of existing sources such as stationary sources, freeways and high traffic roads, rail yards, and warehouse distribution centers.<sup>12</sup>

“Various tools already exist to perform a screening analysis from stationary sources impacting receptors (Type A projects) as developed for the AB2588 Hot Spots and air district permitting programs. Screening tools may include prioritization charts, AERSCREEN and various spreadsheets. For projects being impacted by existing sources (Type B projects), one screening tool is contained in the ARB Handbook: *Air Quality and Land Use Handbook: A Community Health Perspective*. The document includes a table entitled “*Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities*” with recommended buffer distances associated with various types of common sources. If a proposed project is located within an established buffer distance to any of the listed

<sup>12</sup> Air District, GAMAQI, Section 6.5, Page 44

sources, a health risk screening and/or assessment should be performed to assess risk to potential sensitive receptors. These guidelines are intended only for projects that are impacted by a single source. Another useful tool is the CAPCOA Guidance Document: *Health Risk Assessments for Proposed Land Use Projects*. CAPCOA prepared the guidance to assist Lead Agencies in complying with CEQA requirements. The guidance document describes when and how a health risk assessment should be prepared and what to do with the results.”<sup>13</sup>

**Table 6** presents the Air District’s and ARB’s siting recommendations for projects proposing sensitive land uses.

<b>Table 6: ARB Recommendations on Siting New Sensitive Land Uses</b>	
<b>Source Category</b>	<b>Advisory Recommendations</b>
Freeways and High-Traffic Roads	Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week).  Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district.  Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.
Sources: Air Resources Board, <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> , Table 1-1, <a href="https://www.arb.ca.gov/ch/handbook.pdf">https://www.arb.ca.gov/ch/handbook.pdf</a> , accessed May 30, 2018. California Air Pollution Control Officers Association, <i>Health Risk Assessments for Proposes Land Use Projects</i> , Table 2, <a href="http://www.valleyair.org/transportation/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf">http://www.valleyair.org/transportation/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf</a> , accessed May 30, 2018.	

<sup>13</sup> Air District, GAMAQI, Section 6.5, Page 45

“Determination of whether project emissions would expose sensitive receptors to substantial pollutant concentrations is a function of assessing potential health risks. Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. When evaluating whether a development proposal has the potential to result in localized impacts, Lead Agency staff need to consider the nature of the air pollutant emissions, the proximity between the emitting facility and sensitive receptors, the direction of prevailing winds, and local topography. Lead Agencies are encouraged to use the screening tools for Toxic Air Contaminant presented in section 6.5 (Potential Land Use Conflicts and Exposure of Sensitive Receptors [pages 44 – 45 of the GAMAQI]) to identify potential conflicts between land use and sensitive receptors and include the result of their analysis in the referral document.”<sup>14</sup>

### **Nuisance Odors**

“Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, there are no quantitative or formulaic methodologies to determine the presence of a significant odor impact. Rather, the District recommends that odor analyses strive to fully disclose all pertinent information. The intensity of an odor source’s operations and its proximity to sensitive receptors influences the potential significance of odor emissions. The District has identified some common types of facilities that have been known to produce odors in the San Joaquin Valley. These are presented in Chapter 8 [of the GAMAQI] along with a reasonable distance from the source within which, the degree of odors could possibly be significant.”<sup>15</sup>

Two situations create a potential for odor impact. The first occurs when a new odor source is located near an existing receptor. The second occurs when a new receptor locates near an existing source of odor. “An analysis of potential odor impacts should be conducted for the following two situations:

1. Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate, and
2. Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.”<sup>16</sup>

“The intensity of an odor source’s operations and its proximity to sensitive receptors influences the potential significance of odor emissions. The District has identified some common types of facilities that have been known to produce odors in the San Joaquin Valley Air Basin. These are presented in Table 6 (Screening Levels For Potential Odor Sources) [of the GAMAQI] along with a reasonable distance from the source within which, the degree of odors could possibly be significant. Table 6 (Screening Levels for Potential Odor Sources) [of the GAMAQI], can be used as a screening tool to qualitatively assess a project’s potential to adversely affect area receptors. This list of facilities is not all-inclusive. The Lead Agency should evaluate facilities not included in the table or projects separated by greater distances if warranted by local

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<sup>14</sup> Air District, GAMAQI, Section 7.15, Page 66

<sup>15</sup> Air District, GAMAQI, Section 7.16, Pages 66-67

<sup>16</sup> Air District, GAMAQI, Section 8.6, Page 102

conditions or special circumstances. If the proposed project would result in sensitive receptors being located closer than the screening level distances, a more detailed analysis should be provided.”<sup>17</sup>

**Table 7** presents the Air District’s screening levels for potential nuisance odor sources.

<b>Table 7. Air District Screening Levels for Potential Odor Sources</b>	
<b>Odor Generator / Type of Facility</b>	<b>Distance</b>
Wastewater Treatment Facilities	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operations (e.g., auto body shop)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile
Sources: Air District, GAMAQI, Table 6, page 103; and <a href="http://www.valleyair.org/transportation/GAMAQI-2015/GAMAQI-Criteria-Pollutant-Thresholds-of-Odors.pdf">http://www.valleyair.org/transportation/GAMAQI-2015/GAMAQI-Criteria-Pollutant-Thresholds-of-Odors.pdf</a> .	

## IMPACT EVALUATION

### AIR QUALITY IMPACTS

#### **a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

Project Impact Analysis:                      *Less Than Significant Impact*

The Air District has determined that projects with emissions below the thresholds of significance for criteria pollutants would “Not conflict or obstruct implementation of the District’s air quality plan.”<sup>18</sup> There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. However, the Plan does include updates to land use designations that could increase the buildout potential of the planning area. As such, projected growth estimates for population, housing, and non-residential land uses are based on the 1.3% annual growth rate projected for the County in the Tulare County 2030 General Plan. To assess a worst-case growth scenario, the 1.3% growth rate was applied to the existing 2017 base year population and housing data (as provided in the United States Census Bureau 2017

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<sup>17</sup> Air District, GAMAQI, Section 8.6, Pages 102-103

<sup>18</sup> Air District, GAMAQI, Section 7.12, Page 65.

American Community Survey) and the existing non-residential zoning within the community (assuming that all properties have been improved with structures at a floor-to-area ratio of 0.2) to determine the amount of development that could occur by 2030. The projected growth is presented in **Table 1**.

The future buildout of the Project would result in short-term, temporary, and intermittent construction-related and long-term operations-related criteria air pollutant emissions. It is not necessary to calculate air quality emissions as, by analogy, the emission from this Project compared to similar projects within Tulare County would not exceed Air District thresholds of significance. The unincorporated communities of Pixley and Poplar/Cotton Center have growth projections similar to that of Plainview.<sup>19</sup> As such, the emissions analyses for these two communities serve as the basis for this qualitative analysis.

**Table 8** provides a comparison of the Pixley and Poplar/Cotton Center Community Plan growth projections and the criteria pollutant emissions associated with the projected growth.

<b>Table 8. Comparison of Growth Projections Pixley, Poplar/Cotton Center, and Plainview</b>			
	Plainview	Pixley	Poplar/Cotton Center
<b>Growth Projections</b>			
Population	186	740	596
Residential (dwelling units)	54	259	161
Commercial/Retail/Other (square feet)	6,690	82,440	99,912
Industrial (square feet)	2,071	129,160	63,356
Total Non-Residential (square feet)	8,761	211,600	163,268
<b>Average Annual Construction</b>			
ROG		0.60	0.68
NOx		1.91	2.43
CO		1.58	2.33
SOx		0.002	0.006
PM10		0.22	0.44
PM2.5		0.15	0.18
<b>Annual Operations at 2030 Buildout</b>			
ROG		6.15	1.20
NOx		5.53	6.90
CO		28.34	7.08
SOx		0.07	0.02
PM10		5.05	1.06
PM2.5		1.45	0.30
Source: Air Quality analyses of the Pixley Community Plan 2015 Update EIR, and Poplar/Cotton Center Community Plan 2018 Update MND.			

<sup>19</sup> Pixley Community Plan 2015 Update Environmental Impact Report. <https://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/updated-community-plans/pixley-community-plan-2015-update/>.  
Poplar-Cotton Center Community Plan 2018 Update Mitigated Negative Declaration. <https://tularecounty.ca.gov/rma/index.cfm/planning-building/community-plans/draft-community-plans/poplar-cotton-center-community-plan-update/>.

As presented in **Table 8**, criteria pollutant emissions for both Pixley and Poplar/Cotton Center are below the Air District's thresholds of significance identified in **Table 2**.

**Table 9** identifies the Project size as a percentage of the growth projections for the Pixley, and Poplar/Cotton Center communities.

<b>Table 9. Project Size in Comparison to Similar Projects (as a percentage of previous analysis)</b>		
	% Pixley	% Poplar/Cotton Center
Population	25	31
Residential	21	34
Total Non-Residential	4	5
Commercial/Retail/Other	8	7
Industrial	2	3

There are no specific development projects associated with the Community Plan that would result in emissions exceeding Air District thresholds of significance. As demonstrated in the table, Project-related residential land use is approximately 21% the size of Pixley and 34% the size of Poplar/Cotton Center, while Project-related non-residential land use is approximately 4% the size of Pixley and 5% the size of Poplar/Cotton Center. As construction-related and operations-related emissions for both Pixley and Poplar/Cotton Center are below the Air District's thresholds of significance, it is reasonable to conclude that Project-related emissions would also fall below the significance thresholds. Furthermore, future developments will be subject to additional CEQA review and project-specific emissions will be evaluated at the time of submittal. The County will consult with the Air District on a project-by-project basis as new developments are proposed to evaluate potential impacts based on project-specific details and determine whether a localized pollutant analysis (such as an Ambient Air Quality Analysis or Health Risk Assessment) would be required. Future developments will comply with all applicable Air District rules and regulations including, but not limited to, Regulation VIII (Fugitive PM10 Prohibition, Rule 2201 (New and Modified Stationary Source Review, and Rule 9510 (Indirect Source Review). Furthermore, as indicated in the Earlimart Community Plan EIR, the Air District has used an average annual growth rate for Tulare County ranging from 1.44% to 1.94%.<sup>20</sup> The 1.3% annual growth rate applied in the Plainview Community Plan is lower than the growth rates applied in the applicable Air Quality Plans (AQPs). As such, Project-related emissions would be included in the AQPs emissions inventories. Therefore, the Project would not conflict with or obstruct implementation of the applicable Air Quality Plans. The Project will have a ***Less Than Significant Project-specific Impact*** related to this Checklist Item.

Cumulative Impact Analysis:     ***Less Than Significant Impact***

The geographic area of this cumulative analysis is the San Joaquin Air Basin. The emissions analysis demonstrates the Project will not exceed the Air District's thresholds of significance. As such, the Project will not conflict with or obstruct implementation of the applicable air quality plans. Furthermore, the County will consult with the Air District on a project-by-project basis,

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<sup>20</sup> Earlimart Community Plan 2017 Update Environmental Impact Report, Page 3.3-31



and future developments will be required to implement all applicable General Plan policies and to comply with all applicable Air District rules and regulations. Therefore, the Project will result in a ***Less Than Significant Cumulative Impact*** related to this Checklist Item.

Mitigation Measures: ***None Required***

Conclusion: ***Less Than Significant Impact***

As previously noted, the Project will not exceed the Air District's thresholds of significance and therefore, will not conflict with or obstruct implementation of the applicable air quality plans. Therefore, ***Less Than Significant Project-specific and Cumulative Impacts*** related to this Checklist Item will occur.

**b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?**

Project Impact Analysis: ***Less Than Significant Impact***

The Project would be considered to have a significant cumulative impact on air quality if project-specific impacts are determined to be significant. As previously noted, the emissions analysis confirms that Project-specific emissions are below the Air District's thresholds of significance at a project-specific level, and that the Project will not cause or contribute to an existing air quality violation. Furthermore, the County will consult with the Air District on a project-by-project basis to ensure that future developments are implemented consistent with Air District rules and regulations, including but not limited to, Regulation VIII (Fugitive PM10 Prohibition), Rule 2201 (New and Modified Stationary Source Review, and Rule 9510 (Indirect Source Review). The Project will be required to implement all applicable General Plan policies and to comply with all applicable Air District rules and regulations. Therefore, because the Project would have ***Less Than Significant Project-specific Impacts***, the Project will have a ***Less Than Significant Cumulative Impact*** on air quality.

Cumulative Impact Analysis: ***Less Than Significant Impact***

The Project would be considered to have a significant cumulative impact on air quality if project-specific impacts are determined to be significant. Because project-specific impacts are less than significant, the Project will have a ***Less Than Significant Cumulative Impact*** on air quality.

Mitigation Measures: ***None Required***

Conclusion: ***Less Than Significant Impact***

As previously noted, Project-related criteria pollutant emissions fall below the Air District's significance thresholds and the Project will be required to implement all applicable General Plan policies and to comply with all applicable Air District rules and regulations. Therefore, the Project will have a ***Less Than Significant Cumulative Impact*** related to this Checklist Item.

**c) Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Project Impact Analysis:                      *Less Than Significant Impact***

Sensitive receptors are those individuals who are sensitive to air pollution and include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units.<sup>21</sup>

**Construction-Related Emissions**

***Construction Equipment TACs/HAPs:*** Particulate emissions from diesel powered construction equipment are considered a TAC by the California Air Resources Board. There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. However, future development projects have the potential to temporarily expose receptors to increased pollutant emission concentrations from diesel powered construction equipment during the short-term construction phase. However, construction emissions are temporary and would cease upon completion of construction activities. The short-term nature of construction-related emissions would not expose nearby receptors to substantial TAC concentrations. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

***Dust-borne TACs/HAPs:*** There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. However, future development projects have the potential to temporarily expose nearby receptors to fugitive particulate (dust) emissions during the short-term construction phase or from landscaping activities once the development project is operational. As of May 2019, there were no listings within the Project planning area in the California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List.<sup>22</sup> A query performed on the DTSC *Envirostor* indicated that there are no superfund, state response, voluntary cleanup, school cleanup or corrective actions within three (3) miles of the Project planning area.<sup>23</sup> A query of the State Water Resources Control Board (WRCB) *GeoTracker* Site and Facilities mapping programs revealed one (1) closed permitted underground storage tank (UST) and one (1) permitted UST site within the Project planning area, and one (1) permitted UST site within one (1) miles Project planning area; however, none of these sites are designated for cleanup.<sup>24</sup> A query performed on the U.S. Environmental Protection Agency (EPA) *Superfund Enterprise Management System* (SEMS) website found that there are no listed polluted sites within the

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<sup>21</sup> Air District, *Guidance for Assessing and Mitigating Air Quality Impacts*, page 10

<sup>22</sup> DTSC. Hazardous Waste and Substance Site List.

[https://www.envirostor.dtsc.ca.gov/public/search.asp?page=8&cmd=search&business\\_name=&main\\_street\\_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site\\_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&reporttype=CORTESE&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&school\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_priority\\_list=&senate=&congress=&assembly=&critical\\_pol=&business\\_type=&case\\_type=&searchtype=&hwmp\\_site\\_type=&cleanup\\_type=&ocierp=&hwmp=False&permitted=&pc\\_permitted=&inspections=&complaints=&censustract=&cesdecile=&school\\_district=&orderby=county](https://www.envirostor.dtsc.ca.gov/public/search.asp?page=8&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocierp=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&school_district=&orderby=county)

Accessed May 15, 2019.

<sup>23</sup> DTSC. Envirostor. Sites and Facilities mapping website. <https://www.envirostor.dtsc.ca.gov/public/map/>, Accessed May 15, 2019.

<sup>24</sup> WRCB, GeoTracker, Sites and Facilities mapping website. <https://geotracker.waterboards.ca.gov/>, Accessed May 15, 2019.

Project planning area.<sup>25</sup> Therefore, fugitive dust emissions resulting from earthmoving activities during construction or landscaping activities during operations, would not expose future residents or nearby receptors to substantial pollutant concentrations. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. However, future development projects have the potential to temporarily expose nearby residences to other airborne hazards from generation of fugitive dust emissions during construction-related earthmoving activities. Although not specifically required by CEQA, the following discussions related to valley fever and asbestos are included to satisfy requirements for full disclosure of potential Project-related impacts and are for information purposes only.

***Valley Fever:*** Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*). According to the Centers for Disease Control (CDC), the San Joaquin Valley is considered an endemic area for valley fever.<sup>26</sup> “People can get Valley fever by breathing in the microscopic fungal spores from the air, although most people who breathe in the spores don’t get sick. Usually, people who get sick with Valley fever will get better on their own within weeks to months, but some people will need antifungal medication.”<sup>27</sup> Construction-related activities generate fugitive dust that could potentially contain *C. immitis* spores. The Project will be required to implement General Plan Policy AQ-4.2 (Dust Suppression Measures), which was specifically designed to address impacts from the generation of dust emitted into the air. The Project will be required to comply with Air District Regulation VIII (Fugitive PM10 Prohibitions) requirements, including submittal of construction notification and/or dust control plan(s), which minimize the generation of fugitive dust during construction-related activities. Therefore, implementation of General Plan policies and compliance with Air District rules and regulations would reduce the chance of exposure to valley fever during construction-related activities. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

***Naturally Occurring Asbestos:*** In areas containing naturally occurring asbestos, earthmoving construction-related activities, such as grading and trenching, could expose receptors to windblown asbestos. According to a United States Geological Soil Survey map of areas where naturally occurring asbestos in California are likely to occur, the Project is not located in an area known to contain naturally occurring asbestos.<sup>28</sup> The Project planning area and the immediate vicinity has been previously disturbed by agricultural operations and by residential development. Future development projects will be required to implement General Plan Policy AQ-4.2 (Dust Suppression Measures) to comply with Air District Regulation VIII (Fugitive PM10 Prohibitions) requirements, thereby reducing the chance of exposure to valley fever during construction-related activities. Therefore, ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

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<sup>25</sup> EPA, SEMS Search, <https://www.epa.gov/enviro/sems-search>, accessed May 15, 2018.

<sup>26</sup> CDC, <https://www.cdc.gov/features/valleyfever/index.html>, accessed July 25, 2018.

<sup>27</sup> CDC, <https://www.cdc.gov/fungal/diseases/coccidioidomycosis/index.html>, accessed July 25, 2018.

<sup>28</sup> USGS, *Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California*, <http://pubs.usgs.gov/of/2011/1188/>, accessed July 25, 2018.

## **Operations-Related Emissions**

***Operations from Future Development:*** There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan that would be a source of TAC or HAP emissions. However, construction- and operation-related activities associated with future development projects may require the transport and use of hazardous materials. Consumer products and gasoline are regulated by the State and use of these products would not pose a significant risk to residents or nearby receptors. Medium- and Heavy-duty diesel trucks would be a source of diesel particulate matter, which is considered to be a TAC. The County will work with the Air District on a project-by-project basis to determine whether health risk assessments would be required for projects generating diesel truck trips travelling through the Project planning area, and for other equipment that may require Air District permits. Furthermore, future applicants will be required to comply with all local, state, and federal policies related to emission of TACs/HAPs in the event such pollutants require control efforts to minimize their impacts. Tulare County Environmental Health Division will require a Hazardous Waste Business Plan if materials exceed 55 gallons (liquids), 500 pounds (solids), or 200 cubic feet (compressed gas) handled or stored on site.<sup>29</sup> As such, the Project will not expose sensitive receptors to substantial pollutant concentrations. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

***Existing Sources:*** There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan that would be a source of TAC or HAP emissions, and the location of future development projects in close proximity to sensitive receptors cannot be determined until future projects are identified. To ensure that development within the Project planning area does not expose sensitive receptors to significant impacts from TAC emissions, the County will review individual projects on a project-by-project basis to determine if ARB's Air Quality Land Use Handbook screening criteria presented in **Table 6** are exceeded. Projects that exceed the screening criteria will be subject to analysis using screening models or may require dispersion modeling and a health risk assessment. Tulare County will also consult with the Air District during the CEQA process for guidance on the appropriate screening tools and modeling protocols for future development projects within the Plan area. Therefore, existing sources of TAC/HAP emissions would not expose receptors to substantial pollutant concentrations. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

***Existing Agricultural Operations:*** The Project planning area is located in a rural area with urban built up land as well as active agricultural operations. Agricultural operations typically include the use of chemicals on crops for activities such as pest control, damage control, weed abatement, etc. However, these chemicals are regulated by the State and would not pose a significant risk to the existing and future residents within the Project planning area. Furthermore, the Tulare County General Plan includes Policy AG-1.14 Right-to-Farm Noticing which requires new property owners to acknowledge and accept the inconveniences associated with normal farming activities. Future development projects adjacent to agricultural lands will be required to

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<sup>29</sup> Tulare County Health and Human Services Agency, Environmental Health Division. Hazardous Material Business Plan. <https://tularecountyeh.org/eh/index.cfm/our-services/hazardous-materials-cupa/hazardous-materials-business-plan-hmbp/> and <https://tularecountyeh.org/eh/index.cfm/guidance-library/hazmat-cupa/hazardous-materials-business-plan-hmbp/business-plan-faqs/>. Accessed August 17, 2018.

sign a “Right to Farm” notice. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

Cumulative Impact Analysis:      ***Less Than Significant Impact***

The geographic area of this cumulative analysis is the San Joaquin Valley Air Basin. The Tulare County General Plan includes policies, which were specifically designed to engage responsible agencies in the CEQA process, to reduce air pollutant emissions through project design, require compliance with emission-reducing regulations, and to address potential impacts from siting incompatible uses in close proximity to each other. Applicable General Plan policies will be implemented for the Project. The County will consult with the Air District on a project-by-project basis as new developments are proposed to evaluate project-specific impacts based on project-specific details and to determine whether a health risk assessment would be needed. Compliance with applicable Air District rules and regulations would further reduce potential impacts from exposure to TAC and HAP emissions, as well as valley fever and asbestos. As such, the development of the proposed Project would not expose the public to substantial pollutant concentrations. Therefore, a ***Less Than Significant Cumulative Impact*** related to this Checklist Item will occur.

Mitigation Measures:      ***None Required***

Conclusion:      ***Less Than Significant Impact***

There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. As such, the Project is not a source of, nor are there any known existing sources of, HAPs or TACs within the Project vicinity. Therefore, the proposed Project would not expose the public to substantial pollutant concentrations. ***Less Than Significant Project-specific and Cumulative Impacts*** related to this Checklist Item will occur.

**d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)**

Project Impact Analysis:      ***Less Than Significant Impact***

Two situations create a potential for odor impact. The first occurs when a new odor source is located near an existing sensitive receptor. The second occurs when a new sensitive receptor locates near an existing source of odor. There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan that would be a source of nuisance odors. However, as the Community Plan is built out, dependent upon the location and nature of operations, potential exists for odor impacts to occur resulting from existing and/or new agricultural, commercial, and industrial land uses.

Potential odor sources associated with construction-related activities could originate from diesel exhaust from construction equipment and fumes from architectural coating and paving operations. However, construction-related odors, if perceptible, would dissipate as they mix with the surrounding air and would be of very limited duration. As such, objectionable odors during construction would not affect a substantial number of people.

As presented in **Table 7**, the Air District has determined the common land use types that are known to produce odors in the San Joaquin Valley Air Basin. As previously noted, there are no specific development projects associated with the Community Plan. However, the existing agricultural uses in the vicinity of the community could be a source of nuisance odors. All projects, with the exception of agricultural operations, are subject to Air District Rule 4102 (Nuisance). Therefore, odors from agriculture-related operations would not be subject to complaint reporting. There is potential for these agricultural operations to generate objectionable odors; however, these odors would be temporary or seasonal. Furthermore, the Tulare County General Plan includes Policy AG-1.14 Right-to-Farm Noticing which requires new property owners to acknowledge and accept the inconveniences associated with normal farming activities. If future developments are proposed adjacent to active agricultural uses, future residents will be required to sign a “Right to Farm” notice. To ensure potential nuisance odor impacts are addressed, if proposed developments were to result in sensitive receptors being located closer than the recommended distances to any odor generator identified in **Table 7**, a more detailed analysis, is recommended. The detailed analysis would involve contacting the Air District’s Compliance Division for information regarding odor complaints. Implementation of the applicable General Plan policies and compliance with applicable Air District rules and regulations specifically designed to address air quality and odor impacts, would reduce potential odor impacts. Therefore, the Project would not create or expose existing residents to objectionable odors. ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

Cumulative Impact Analysis:      ***Less Than Significant Impact***

The geographic area of this cumulative analysis is the San Joaquin Valley Air Basin. As there are no development projects proposed with the Project, the Project does not include any new sources of odors. Future developments will be subject to Air District Rule 4102 (Nuisance) and General Plan Policy AG-1.14 Right-to-Farm Noticing will be implemented. As such, the Project will not expose a substantial number of people to objectionable odors. Therefore, ***Less Than Significant Cumulate Impacts*** related to this Checklist Item will occur.

Mitigation Measures:      ***None Required***

Conclusion:      ***Less Than Significant Impact***

The Project is not a source of nuisance odors, nor are there existing sources of permanent odors in the Project vicinity that would affect future residents. As such, the Project will not expose a substantial number of people to objectionable odors. Therefore, ***Less Than Significant Project-specific and Cumulative Impacts*** related to this Checklist Item will occur.

## **Attachment “B”**

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# **Biological Resources Technical Memorandum**

SUMMARY OF MITIGATION MEASURES		
MITIGATION	TYPE OF MITIGATION	SUMMARIZED DESCRIPTION
<b>Measures for Special Status Plant Species</b>		
BIO-1	Pre-construction Survey	Qualified biologist/botanist conducts pre-construction surveys for special status plant species
<b>Measures for Special Status Animal Species</b>		
BIO-2	Pre-construction Survey	Qualified biologist conducts pre-construction surveys for special status animal species.
<b>Measures for Special Status Species Identified in Pre-construction Surveys</b>		
BIO-3	Employee Education Program	Qualified biologist conduct s tailgate meeting to train construction staff on special status species that occur/may occur on the project site.
<b>Measures for Nesting Raptors and Migratory Birds</b>		
BIO-4	Avoidance	Where possible, Project will be constructed outside the nesting season (between September 1st and January 31st).
BIO-5	Pre-construction Survey	If Project activities occur during the nesting season (February 1-August 31), a qualified biologist will conduct preconstruction surveys per the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000)</i> .
BIO-6	Pre-construction Survey	A qualified biologist will conduct pre-construction surveys per the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000)</i> .
BIO-7	Buffers	Upon active nest discovery, the biologist determines appropriate construction setback distances and a behavioral baseline using applicable CDFW guidelines and/or the biology of the affected species.
<b>Measures for Tipton Kangaroo Rat</b>		
BIO-8	Pre-construction Survey	Qualified biologist will conduct pre-construction surveys in accordance with CDFW protocols. If Tipton kangaroo rat are present, CDFW shall be consulted to identify actions to be taken as appropriate for the species.
<b>Measures for San Joaquin Kit Fox</b>		
BIO-9	Pre-construction Survey	Qualified biologist will conduct pre-construction surveys in accordance with USFWS <i>Standard Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (2011)</i> .
BIO-10	Avoidance	If active or potential den is detected in or adjacent to work area during pre-construction survey, the den shall not be disturbed or destroyed. Compliance with USFWS <i>Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (2011)</i> required. USFW and CDFW will be immediately contacted to determine best course of action
BIO-11	Minimization	Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes.
BIO-12	Mortality Reporting	USFWS and CDFW will be contacted immediately by phone and notified in writing within three working days in case of the accidental death or injury of a SJ kit fox during construction-related activities.





# RESOURCE MANAGEMENT AGENCY

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PHONE (559) 624-7000  
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Aaron R. Bock	Economic Development and Planning
Reed Schenke	Public Works
Sherman Dix	Fiscal Services

## INTRAOFFICE MEMORANDUM

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DATE: May 13, 2019

TO: Hector Guerra, Chief Environmental Planner

FROM: Jessica Willis, Planner IV

SUBJECT: Biological Species Evaluation for Plainview Community Plan 2019

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### **PROJECT DESCRIPTION**

The objective of the Plainview Community Plan 2019 is to develop a community plan which can accurately reflect the needs and priorities of the unincorporated community of Ivanhoe. The Land Use and Circulation portions of this Plan provide the mechanism to minimize or avoid the potential adverse impacts of urban growth. The development of an orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses across Tulare County's 2030 planning horizon, consistent with the Tulare County 2030 General Plan Update. The Plan is needed to increase the availability of infrastructure funding, such as drinking water system improvements (wells, water distribution piping, storage tanks, etc.), wastewater system (such as piping, lift stations, etc.), and public work/safety improvements (such as curbs, gutters, sidewalks, etc.), and to stimulate economic development within the community.

### **PROJECT LOCATION**

The Project site is located approximately four (4) miles west of the Strathmore and approximately six (6) miles southwest of Lindsay. Plainview is located within Lindmore Irrigation District and encompasses approximately 0.2 square miles of land. The community is generally bound by Avenue 196 on the north; Road 198 on the east; Avenue 194 on the south; it includes both sides of Road 196 on the north; Road 196 down to the intersection of Avenue 192; and it included areas near the Road 195 alignment to the west side of Plainview. (See Figure 1)

United States Geological Survey 7.5-minute Quadrangle: Cairns Corner

Surrounding Quadrangles: Visalia, Exeter, Rocky Hill, Lindsay, Porterville, Woodville, Tipton, Tulare

Public Land Survey System: Sections 34 & 35, Township 20 South, Range 26 East, and Section 02, Township 21 South, Range 26 East, Mount Diablo Base and Meridian

Latitude/Longitude: 36° 08' 32" / 119° 08' 15"

## **BIOLOGICAL SPECIES EVALUATION**

The most recent California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), RareFind 5 and Biogeographic Information and Observation System (BIOS) mapping applications were accessed on May 13, 2019.<sup>1</sup>

### **9-Quad CNDDDB Results**

Based on the information in the CNDDDB and BIOS, there are thirty three (33) special status species (state or federally listed as threatened, endangered, proposed endangered, proposed threatened, candidate threatened, candidate endangered, rare; or ranked by the California Native Plant Society) and three (3) natural plant communities of special concern within the 9-quadrangle Project area (Cairns Corner, Visalia, Exeter, Rocky Hill, Lindsay, Porterville, Woodville, Tipton, and Tulare quadrangles) (see Figures 3, 5 and 7).

### **Project Quad Results**

Based on the information in the CNDDDB and BIOS, within the Cairns Corner quadrangle the Project site is within the historic range of four (4) special status animal species: *Buteo swainsoni* (Swainson's hawk); *Dipodomys nitratoide nitratoide* (Tipton kangaroo rat); *Spea hammondi* (western spadefoot); and *Vulpes macrotis mutica* (San Joaquin kit fox). The Project site is also within the range of five (5) special status plant species: *Atriplex cordulata* var. *erecticaulis* (Earlimart orache); *Atriplex minuscule* (lesser saltscale); *Atriplex subtilis* (subtle orache); *Delphinium recurvatum* (recurved larkspur); and *Puccinellia simplex* (California alkali grass) (see Figures 3, 4 and 6).

### **Project Area Results**

Special status plant and animal species have not been recorded within the Project site (i.e., the Plainview Urban Development Boundary, or UDB) or within close proximity (within 2.5 miles) to the site (see Figure 3). However, there is a possibility that migratory birds and raptors may be present within the Project site, or that currently undeveloped areas within the UDB could provide habitat or foraging areas for special status species such as kit fox and kangaroo rats. Therefore, future development projects within the UDB subject to subsequent CEQA analysis may be required to implement mitigation measure(s) to reduce potential impacts on special status species to less than significant.

### **Measures for Special Status Plant Species**

BIO-1: (*Pre-construction Survey*) A qualified biologist/botanist shall conduct pre-construction surveys for special status plant species in accordance with the California Department of Fish and Wildlife (CDFW) *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (2009). This protocol includes identification of reference populations

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<sup>1</sup> CDFW. <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018407-rarefind-5>

to facilitate the likelihood of field investigation occurring during the appropriate floristic period. Surveys should be timed to coincide with flowering periods for species that could occur (March-May). In the absence of protocol-level surveys being performed, additional surveys may be necessary.

- If special status plant species are not identified during pre-construction surveys, no further action is required.
- If special status plant species are detected during pre-construction surveys, the biologist/botanist will supervise establishment of a minimum 50-foot no disturbance buffer from the outer edge of the plant population. If buffers cannot be maintained, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be contacted immediately to identify the appropriate minimization actions to be taken as appropriate for the species identified and to determine permitting needs.

### **Measures for Special Status Animal Species**

BIO-2: (*Pre-construction Survey*) A qualified biologist will conduct pre-construction surveys during the appropriate periods for special status animal species in accordance with CDFW guidance and recommendations. In the absence of protocol-level surveys being performed, additional surveys may be necessary. If special status animal species are not identified during pre-construction surveys, no further action is required. If special status animal species are detected during pre-construction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be contacted immediately to identify the appropriate avoidance and minimization actions to be taken as applicable for the species identified and to determine permitting needs.

### **Measures for Special Status Species Identified in Pre-construction Surveys**

BIO-3: (*Employee Education Program*) Prior to the start of construction, the applicant shall retain a qualified biologist/botanist to conduct a tailgate meeting to train all construction staff that will be involved with the project on the special status species that occur, or may occur, on the project site. This training will include a description of the species and its habitat needs; a report of the occurrence of the species in the project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of the measures being taken to reduce impacts to the species during project construction and implementation.

### **Measures for Nesting Raptors and Migratory Birds**

BIO-4: (*Avoidance*) In order to avoid impacts to nesting raptors and migratory birds, individual Projects within the Project will be constructed, where possible, outside the nesting season (between September 1st and January 31st).

BIO-5: (***Pre-construction Survey***) If Project activities must occur during the nesting season (February 1-August 31), the proponent is responsible for ensuring that implementation does not violate the Migratory Bird Treaty Act or relevant Fish and Game Code. A qualified biologist shall conduct pre-construction surveys for active raptor and migratory bird nests within 10 days of the onset of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet for all nesting raptors and migratory birds; with the exception of Swainson's hawk. The Swainson's hawk survey will utilize the Swainson's Hawk Technical Advisory Committee *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000) methodology which will extend to ½-mile outside of work area boundaries. If no nesting pairs are found within the survey area, no further mitigation is required.

BIO-6: (***Pre-construction Survey***) A qualified biologist will conduct pre-construction surveys in accordance with the Swainson's Hawk Technical Advisory Committee *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (2000) which employs the following:

Survey Period	Survey Dates	Survey Time	Number of Surveys Needed
I	January – March 20	All day	1
II	March 20 – April 5	Sunrise – 1000; 1600 to Sunset	3
III	April 5 – April 20	Sunrise – 1200; 1630 – Sunset	3
IV	April 21 – June 10	Monitoring sites only	Initiating surveys is not recommended
V	June 10 – July 30	Sunrise – 1200; 1600 – Sunset	3

If project activities must occur during the nesting season (February 1-August 31), the project proponent and/or their contractor is responsible for ensuring that implementation does not violate the Migratory Bird Treaty Act or relevant Fish and Game Code, and a qualified biologist will conduct pre-onstruction surveys for active raptor and migratory bird nests within 10 days of the onset of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet for all nesting raptors and migratory birds save Swainson's hawk; the Swainson's hawk survey will extend to ½ mile outside of work area boundaries. If no nesting pairs are found within the survey area, no further mitigation is required.

BIO-7: (***Buffers***) Should any active nests be discovered near proposed work areas, a qualified biologist will determine appropriate construction setback distances and a behavioral baseline of all identified nests based on applicable CDFW guidelines and/or the biology of the affected species. Within these buffers, the biologist will continue monitoring to detect behavioral changes. If adverse behavioral changes occur, the activity causing the changes will cease and CDFW will be consulted to

determine if avoidance and minimization measures need to be modified to adequately protect the impacted birds. Construction-free buffers will be identified on the ground with flagging, fencing, or by other easily visible means, and will be maintained until the biologist has determined that the young have fledged (i.e., when a bird's feathers and wing muscles are sufficiently developed for flight). Unless a variance is approved by CDFW, the buffer shall not be less than 250 feet around active nests of non-listed bird species and not less than 500 feet around active nests of non-listed raptor species until the birds have fledged. Unless a variance is approved by CDFW, a ½ mile distance shall be used for SWHA, until the birds have "fledged".

### **Measures for Tipton Kangaroo Rat**

- BIO-8: (*Pre-construction Survey*) Pre-construction survey shall be conducted on and in the vicinity of the project site by a qualified biologist prior to the start of ground disturbance activities. The survey shall be conducted according to methodologies deemed appropriate by California Department of Fish and Wildlife (CDFW). If the survey indicates that Tipton kangaroo rat are present within or in close proximity to the Project site, consultation with the Fresno Field Office of the CDFW shall be required to identify actions to be taken as appropriate for the species.

### **Measures for San Joaquin Kit Fox**

- BIO-9: (*Pre-construction Survey*) Pre-construction surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of ground disturbance, construction activities, and/or any project activity likely to impact the San Joaquin kit fox. These surveys will be conducted in accordance with the USFWS *Standard Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (2011). Specifically the survey will include the project site and a minimum of a 200-foot area outside of all project impact areas. The primary objective is to identify kit fox habitat features (e.g. potential dens and refugia) on the project site and evaluate their use by kit fox through the use of remote monitoring techniques such as motion-triggered cameras and tracking medium. If potential dens are not identified, no further action is required.
- BIO-10: (*Avoidance*) Should an active or potential kit fox den be detected within or immediately adjacent to the area of work during pre-construction surveys, the den shall not be disturbed or destroyed. In accordance with the USFWS, *Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (2011), a minimum 50-foot no-disturbance buffer area shall be established around potential and man-made (atypical) dens and a minimum 100-foot no-disturbance buffer area shall be established around known den sites. The Sacramento Field Office of the USFWS and Fresno Field Office of the CDFW shall be contacted immediately by phone and in writing to determine

the best course of action, if required, and to initiate the take authorization/permit process.

BIO-11: (***Minimization***) Construction activities shall be carried out in a manner that minimizes disturbance to kit fox. Minimization measures include, but are not limited to: restriction of project-related vehicle traffic to established roads, construction areas, and other designated areas; inspection and covering of structures (e.g., pipes), as well as installation of escape structures, to prevent the inadvertent entrapment of kit foxes; restriction of rodenticide and herbicide use; and proper disposal of food items and trash.

BIO-12: (***Mortality Reporting***) The Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW will be contacted immediately by phone and notified in writing within three working days in case of the accidental death or injury of a San Joaquin kit fox during project-related activities. Notification must include the date, time, location of the incident or of the finding of a dead or injured animal, and any other pertinent information.

#### WATERS OF THE STATE AND U.S.

Based on the information in the BIOS map, there is a waterway, which is used for seasonal irrigation purposes, located approximately 0.5 mile west of the Project site. However, based on the BIOS map, streams and lakes of the State are absent from the site itself (see Figure 8).

The most recent United States Geological Survey (USGS) National Water Information System (NWIS) and United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping applications were accessed on May 13, 2019.<sup>2, 3</sup> Based on the information provided in the NWIS, the nearest body of water lies approximately one (1) mile northwest of the Project site (see Figure 9). Based on the information provided in the NWI, the nearest bodies of water are freshwater ponds located approximately 1.0 and 1.3 miles northwest of the Project site, and a riverine feature approximately 0.6 west of the Project site (see Figure 10). However, jurisdictional waters of the U.S. are absent from the site itself.

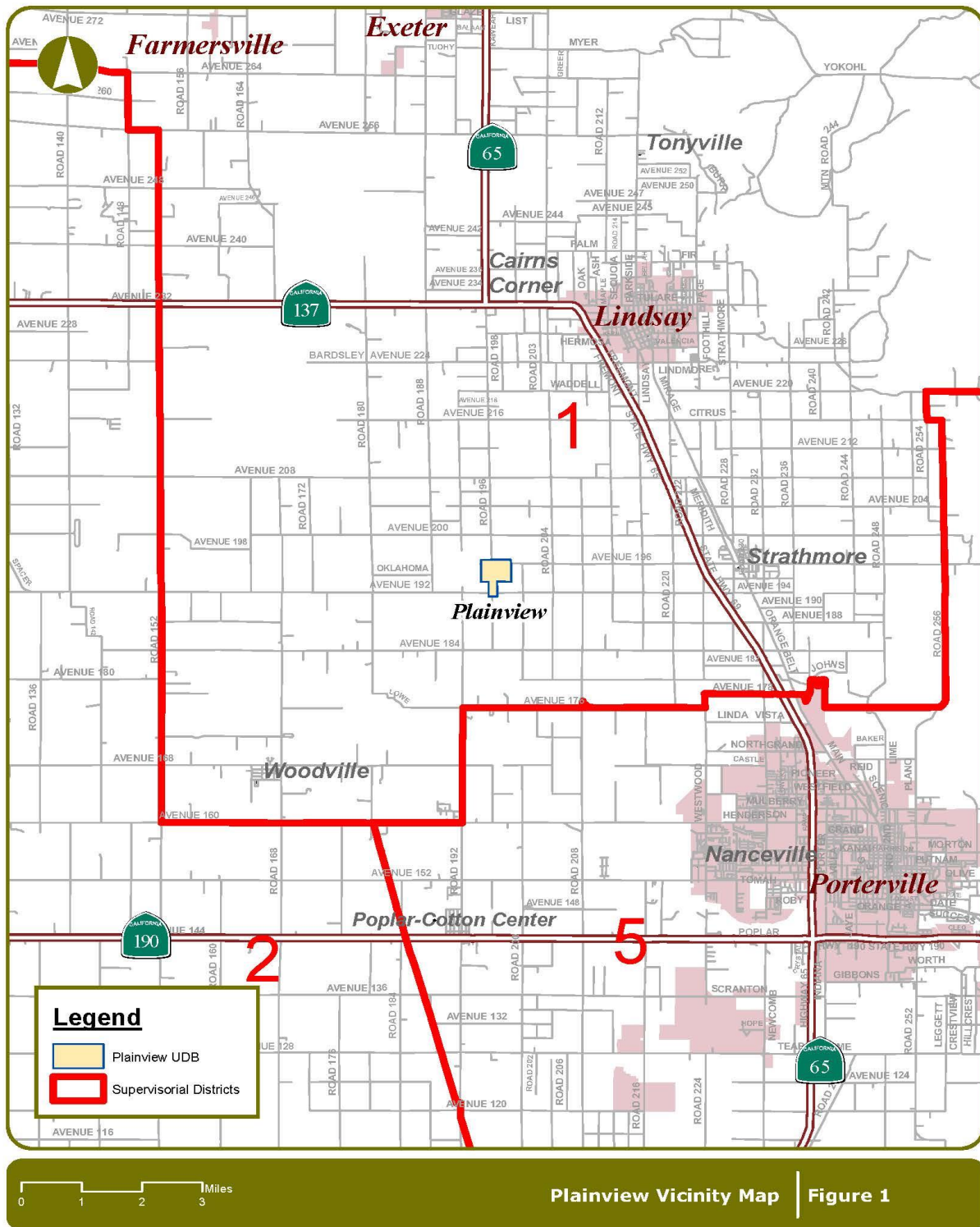
As demonstrated in the BIOS, NWIS, and NWI maps, jurisdictional waters of the State and U.S. are absent from the Project site. Best management practices, including compliance with all applicable Regional Water Quality Control Board requirements, which includes a storm water pollution prevention plan (SWPPP), will be required during construction activities. A grading and drainage plan will be submitted and approved by the Tulare County RMA Engineering Branch. As such, the Project will not result in significant impact to any riparian habitats or other protected wetlands. Therefore, mitigation measures that would reduce impacts have not been proposed, nor would any measures be warranted.

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<sup>2</sup> USGS. <https://maps.waterdata.usgs.gov/mapper/index.html>

<sup>3</sup> USFWS. <https://www.fws.gov/wetlands/data/mapper.HTML>

Figure 1. Project Vicinity





**Figure 2. Proposed Urban Development Boundary**

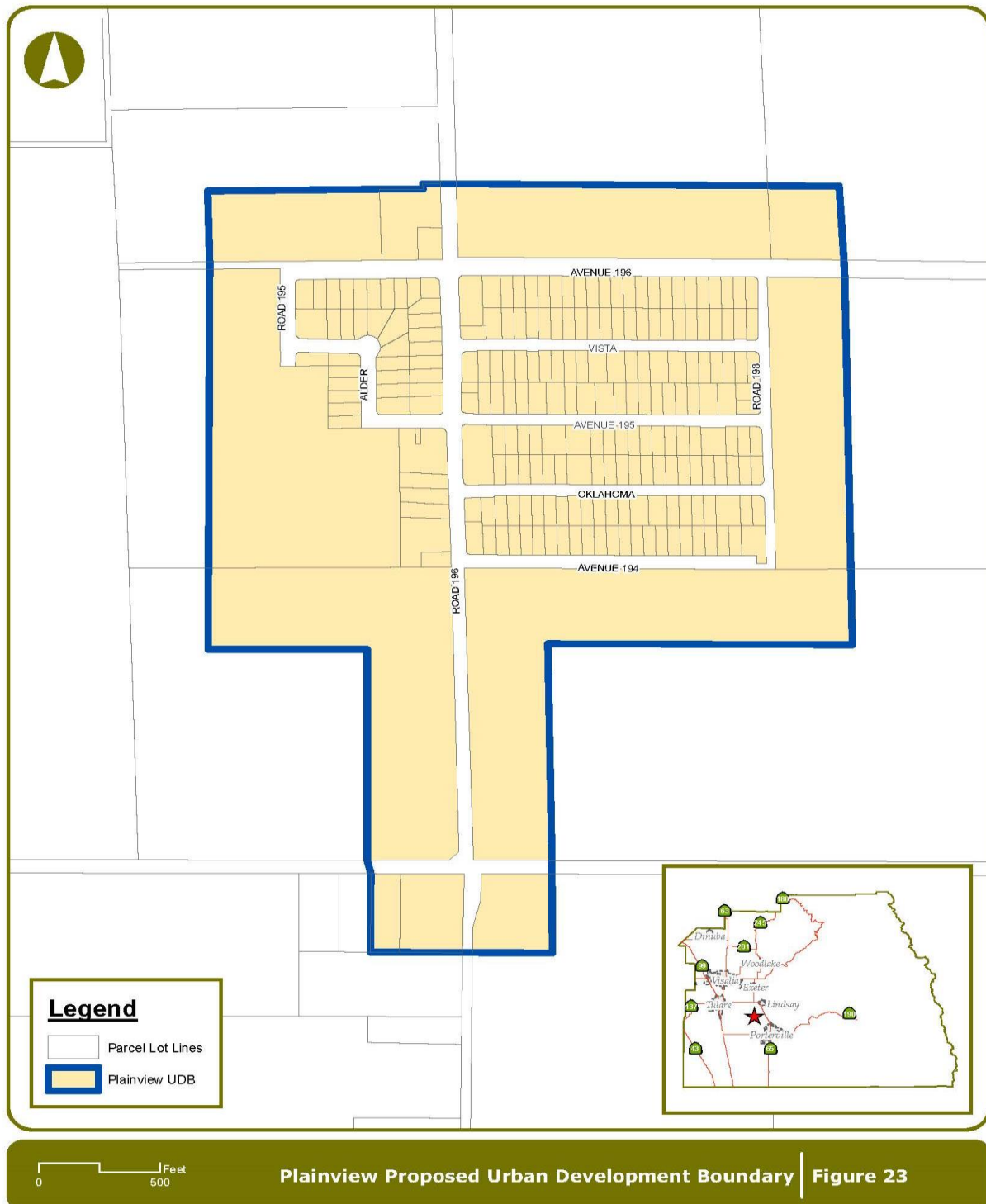
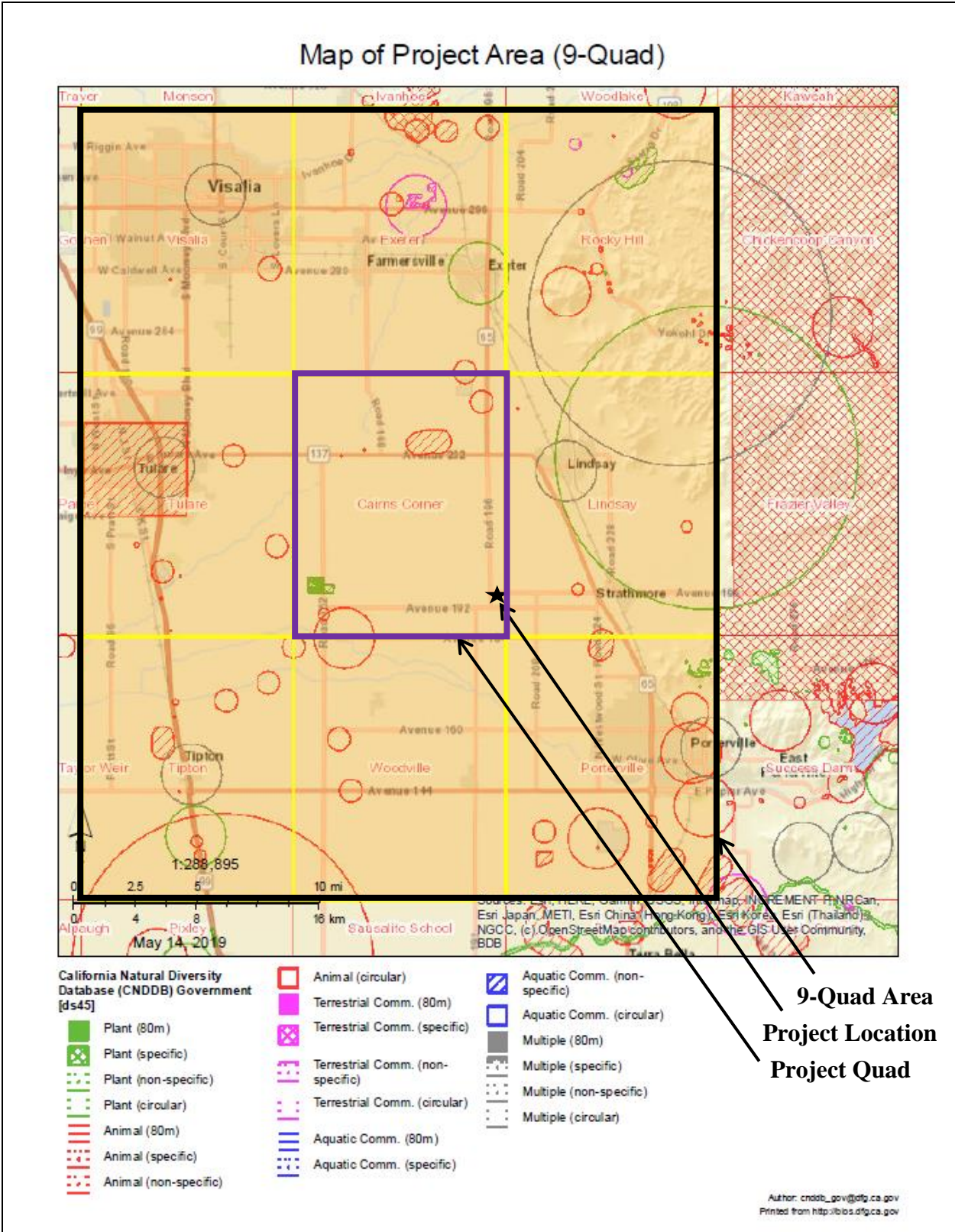




Figure 3. CNDDDB BIOS Map (9-Quad)



**Figure 4. CNDDDB Species List (Project Quad)**





<div>  <div> <b>Selected Elements by Scientific Name</b>            California Department of Fish and Wildlife            California Natural Diversity Database         </div>  </div>						
<b>Query Criteria:</b> Quad=<span style="color:Red"> IS </span>-(Calims Corner (3611922))						
Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Atriplex cordulata</i> var. <i>erecticaulis</i> Earlmarc orache	POCHE042V0	None	None	G3T1	S1	1B.2
<i>Atriplex minuscule</i> lesser saltscale	POCHE042M0	None	None	G2	S2	1B.1
<i>Atriplex subulifolia</i> subtle orache	POCHE042T0	None	None	G1	S1	1B.2
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
<i>Delphinium recurvatum</i> recurved larkspur	PDRAN0B1J0	None	None	G2?	S2?	1B.2
<i>Dipodomys nitratoides nitratoides</i> Tipton kangaroo rat	AMAFD03152	Endangered	Endangered	G3T1T2	S1S2	
<i>Puccinellia simplex</i> California alkali grass	PMPOA53110	None	None	G3	S2	1B.2
<i>Spea hammondi</i> western spadefoot	AAABF02020	None	None	G3	S3	SSC
<i>Vulpes macrotis murica</i> San Joaquin kit fox	AMAJA03041	Endangered	Threatened	G4T2	S2	
Record Count: 9						
<div>           Government Version – Dated May, 3 2019 – Biogeographic Data Branch            Report Printed on Monday, May 13, 2019         </div> <div>           Page 1 of 1            Information Expires 11/3/2019         </div>						

Figure 5. CNDDDB Species List (9-Quad)

<div>  <div> <p>Selected Elements by Scientific Name</p> <p>California Department of Fish and Wildlife</p> <p>California Natural Diversity Database</p> </div>  </div>						
<p><b>Query Criteria:</b> Quad=IS OR Calms Corner (3611922) OR Visalia (3611933) OR Exeter (3611932) OR Rocky Hill (3611931) OR Lindsay (3611921) OR Porterville (3611911) OR Woodville (3611912) OR Tipton (3611913) OR Tulare (3611923)</p>						
Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Andrena macswaini</i> An andrenid bee	IIHYM35130	None	None	G2	S2	
<i>Anniella pulchra</i> northern California legless lizard	ARACC01020	None	None	G3	S3	SSC
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Atriplex cordulata</i> var. <i>erectocaulis</i> Earlhart orache	POCHE042V0	None	None	G3T1	S1	1B.2
<i>Atriplex depressa</i> brittlescale	POCHE042L0	None	None	G2	S2	1B.2
<i>Atriplex minuscula</i> lesser saltscale	POCHE042M0	None	None	G2	S2	1B.1
<i>Atriplex subulilis</i> subtle orache	POCHE042T0	None	None	G1	S1	1B.2
<i>Bombus croceus</i> Crotch bumble bee	IIHYM24480	None	None	G3G4	S1S2	
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
<i>Caulanthus californicus</i> California jewelflower	PDBRA31010	Endangered	Endangered	G1	S1	1B.1
<i>Clarkia springvillensis</i> Springville clarkia	PDONAD5120	Threatened	Endangered	G2	S2	1B.2
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
<i>Delphinium recurvatum</i> recurved larkspur	PDRANDB1J0	None	None	G2?	S2?	1B.2
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Diplacus pictus</i> calico monkeyflower	PDSCR1B240	None	None	G2	S2	1B.2
<i>Dipodomys nitratoides nitratoides</i> Tipton kangaroo rat	AMAFD03152	Endangered	Endangered	G3T1T2	S1S2	
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<div> <p>Government Version – Dated May, 3 2019 – Biogeographic Data Branch</p> <p>Report Printed on Monday, May 13, 2019</p> </div> <div> <p>Page 1 of 2</p> <p>Information Expires 11/3/2019</p> </div>						



Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Eryngium spinosepalum</i> spiny-sealed button-celery	PDAP1020Y0	None	None	G2	S2	1B.2
<i>Eumops perotis californicus</i> western mastiff bat	AMACD02011	None	None	G5T4	S3S4	SSC
<i>Fritillaria striata</i> striped adobe-lily	PMUL0V0K0	None	Threatened	G1	S1	1B.1
Great Valley Valley Oak Riparian Forest Great Valley Valley Oak Riparian Forest	CTT61430CA	None	None	G1	S1.1	
<i>Imperata brevifolia</i> California satintail	PMPOA3D020	None	None	G4	S3	2B.1
<i>Lytta hoppingi</i> Hopping's blister beetle	IICOL4C010	None	None	G1G2	S1S2	
<i>Lytta molesta</i> molestan blister beetle	IICOL4C030	None	None	G2	S2	
<i>Lytta morrisoni</i> Morrison's blister beetle	IICOL4C040	None	None	G1G2	S1S2	
Northern Claypan Vernal Pool Northern Claypan Vernal Pool	CTT44120CA	None	None	G1	S1.1	
<i>Pseudobahia peirsonii</i> San Joaquin adobe sunburst	PDAST7P030	Threatened	Endangered	G1	S1	1B.1
<i>Puccinellia simplex</i> California alkali grass	PMPOA53110	None	None	G3	S2	1B.2
<i>Rana boylei</i> foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	G3	S3	SSC
<i>Spea hammondi</i> western spadefoot	AAABF02020	None	None	G3	S3	SSC
<i>Talantes moodyae</i> Moody's gnaphosid spider	ILARA98020	None	None	G1G2	S1S2	
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
Valley Sacaton Grassland Valley Sacaton Grassland	CTT42120CA	None	None	G1	S1.1	
<i>Vulpes macrotis murica</i> San Joaquin kit fox	AMAJA03041	Endangered	Threatened	G4T2	S2	

Record Count: 36

**Figure 6. CNDDDB Summary Table (Project Quad)**

# Summary Table Report

California Department of Fish and Wildlife  
California Natural Diversity Database

Query Criteria: Quad> IS </span>(Cairns Corner (3811922))

Name (Scientific/Common)	CNDDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Atriplex cordulata</i> var. <i>erecticaulis</i> Earlmarc orache	G3T1 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	305 305	21 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Atriplex minuscule</i> lesser saltscale	G2 S2	None None	Rare Plant Rank - 1B.1	300 300	52 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Atriplex subtilis</i> subtle orache	G1 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	305 305	24 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Buteo swainsoni</i> Swainson's hawk	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	310 320	2474 S:2	0	1	1	0	0	0	0	2	2	0	0
<i>Delphinium recurvatum</i> recurved larkspur	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	305 305	100 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Dipodomys nitratoideus nitratoideus</i> Tipton kangaroo rat	G3T1T2 S1S2	Endangered Endangered	IUCN_VU-Vulnerable	320 320	79 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Puccinellia simplex</i> California alkali grass	G3 S2	None None	Rare Plant Rank - 1B.2	305 305	71 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Spea hammondi</i> western spadefoot	G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	304 304	907 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Vulpes macrotis mutica</i> San Joaquin kit fox	G4T2 S2	Endangered Threatened		300 350	1017 S:5	0	0	0	0	0	5	5	0	5	0	0

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## Figure 7 CNDDB Summary Table (9-Quad)

# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database

**Query Criteria:** QuadIS Cairns Corner (3611922) OR Visalia (3611933) OR Exeter (3611932) OR Rocky Hill (3611931) OR Lindsay (3611921) OR Porterville (3611911) OR Woodville (3611912) OR Tipton (3611913) OR Tulare (3611923)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extrap.	Extrap.
<i>Agelaius tricolor</i> tricolored blackbird	G2G3 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	225 505	952 S:3	0	0	0	0	1	2	1	2	2	1	0
<i>Andrena macswaini</i> An andrenid bee	G2 S2	None None		270 280	7 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Anniella pulchra</i> northern California legless lizard	G3 S3	None None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	325 460	375 S:3	1	0	0	0	0	2	2	1	3	0	0
<i>Antrozous pallidus</i> pallid bat	G5 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	368 368	419 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Atriplex cordulata</i> var. <i>erecticaulis</i> Earlimart orache	G3T1 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	305 305	21 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Atriplex depressa</i> brittlescale	G2 S2	None None	Rare Plant Rank - 1B.2		60 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Atriplex minuscule</i> lesser saltscale	G2 S2	None None	Rare Plant Rank - 1B.1	300 300	52 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Atriplex subtilis</i> subtle orache	G1 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	305 305	24 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Bombus crotchii</i> Crotch bumble bee	G3G4 S1S2	None None		350 600	234 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	G3 S3	Threatened None	IUCN_VU-Vulnerable	425 650	767 S:10	1	0	0	2	0	7	6	4	10	0	0

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**Summary Table Report**  
California Department of Fish and Wildlife  
California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extrap.	Extrap.
<i>Buteo swainsoni</i> Swainson's hawk	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	270 320	2474 S:9	0	6	2	0	0	1	2	7	0	0	0
<i>Caulanthus californicus</i> California jewelflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	285 285	63 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Clarkia springvillensis</i> Springville clarkia	G2 S2	Threatened Endangered	Rare Plant Rank - 1B.2	800 800	28 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	G5T2T3 S1	Threatened Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	330 330	156 S:1	0	0	0	0	1	0	1	0	0	0	1
<i>Delphinium recurvatum</i> recurved larkspur	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	275 305	100 S:2	0	1	0	0	1	0	1	1	1	0	1
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	G3T2 S2	Threatened None		405 405	271 S:1	0	0	1	0	0	0	1	0	1	0	0
<i>Diplacus pictus</i> calico monkeyflower	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden	600 600	73 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Dipodomys nitratoideus nitratoideus</i> Tipton kangaroo rat	G3T1T2 S1S2	Endangered Endangered	IUCN_VU-Vulnerable	266 320	79 S:2	0	0	0	0	1	1	2	0	1	0	1
<i>Emys marmorata</i> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	325 325	1367 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Eryngium spinosepalum</i> spiny-sepal button-celery	G2 S2	None None	Rare Plant Rank - 1B.2	360 500	108 S:3	0	2	0	0	1	0	3	0	2	1	0
<i>Eumops perotis californicus</i> western mastiff bat	G5T4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	300 460	298 S:2	0	1	0	0	0	1	1	1	2	0	0

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**Summary Table Report**  
California Department of Fish and Wildlife  
California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extrap.	Extirp.
<i>Fritillaria striata</i> striped adobe-lily	G1 S1	None Threatened	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	450 900	23 S:3	0	1	0	0	2	0	2	1	1	0	2
<i>Great Valley Valley Oak Riparian Forest</i> Great Valley Valley Oak Riparian Forest	G1 S1.1	None None		320 320	33 S:1	0	1	0	0	0	0	1	0	1	0	0
<i>Imperata brevifolia</i> California satintail	G4 S3	None None	Rare Plant Rank - 2B.1 SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	300 300	32 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lytta hoppingi</i> Hopping's blister beetle	G1G2 S1S2	None None		325 325	5 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lytta molesta</i> molestan blister beetle	G2 S2	None None		480 480	17 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lytta morrisoni</i> Morrison's blister beetle	G1G2 S1S2	None None		275 275	10 S:2	0	0	0	0	0	2	2	0	1	1	0
<i>Northern Claypan Vernal Pool</i> Northern Claypan Vernal Pool	G1 S1.1	None None		435 510	21 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Pseudobahia peirsonii</i> San Joaquin adobe sunburst	G1 S1	Threatened Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	590 650	51 S:5	0	0	0	2	2	1	4	1	3	0	2
<i>Puccinellia simplex</i> California alkali grass	G3 S2	None None	Rare Plant Rank - 1B.2	305 305	71 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Rana boylei</i> foothill yellow-legged frog	G3 S3	None Candidate Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	520 520	2379 S:1	0	0	0	0	1	0	1	0	0	0	1





**Summary Table Report**  
California Department of Fish and Wildlife  
California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extrap.	Extrap.
<i>Spea hammondi</i> western spadefoot	G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	266 304	907 S:2	0	0	1	0	0	1	1	1	2	0	0
<i>Talanites moodyae</i> Moody's gnaphosid spider	G1G2 S1S2	None None		700 1,200	6 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	370 430	589 S:2	0	0	1	0	0	1	2	0	2	0	0
<i>Valley Sacaton Grassland</i> Valley Sacaton Grassland	G1 S1.1	None None		370 370	9 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Vulpes macrotis mutica</i> San Joaquin kit fox	G4T2 S2	Endangered Threatened		270 720	1017 S:26	0	0	1	1	0	24	25	1	26	0	0

**Figure 8. CNDDDB BIOS California Streams and Lakes Map**

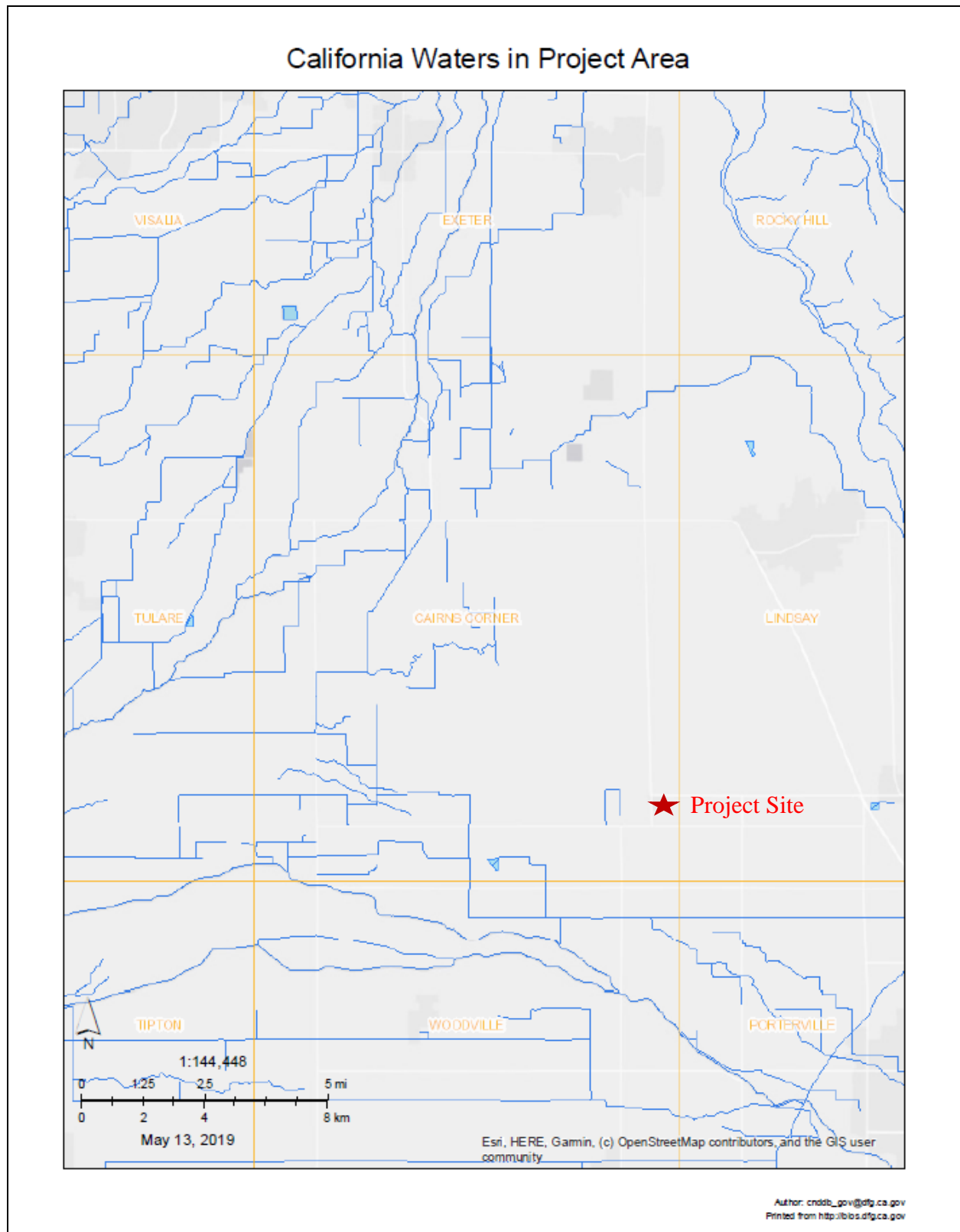
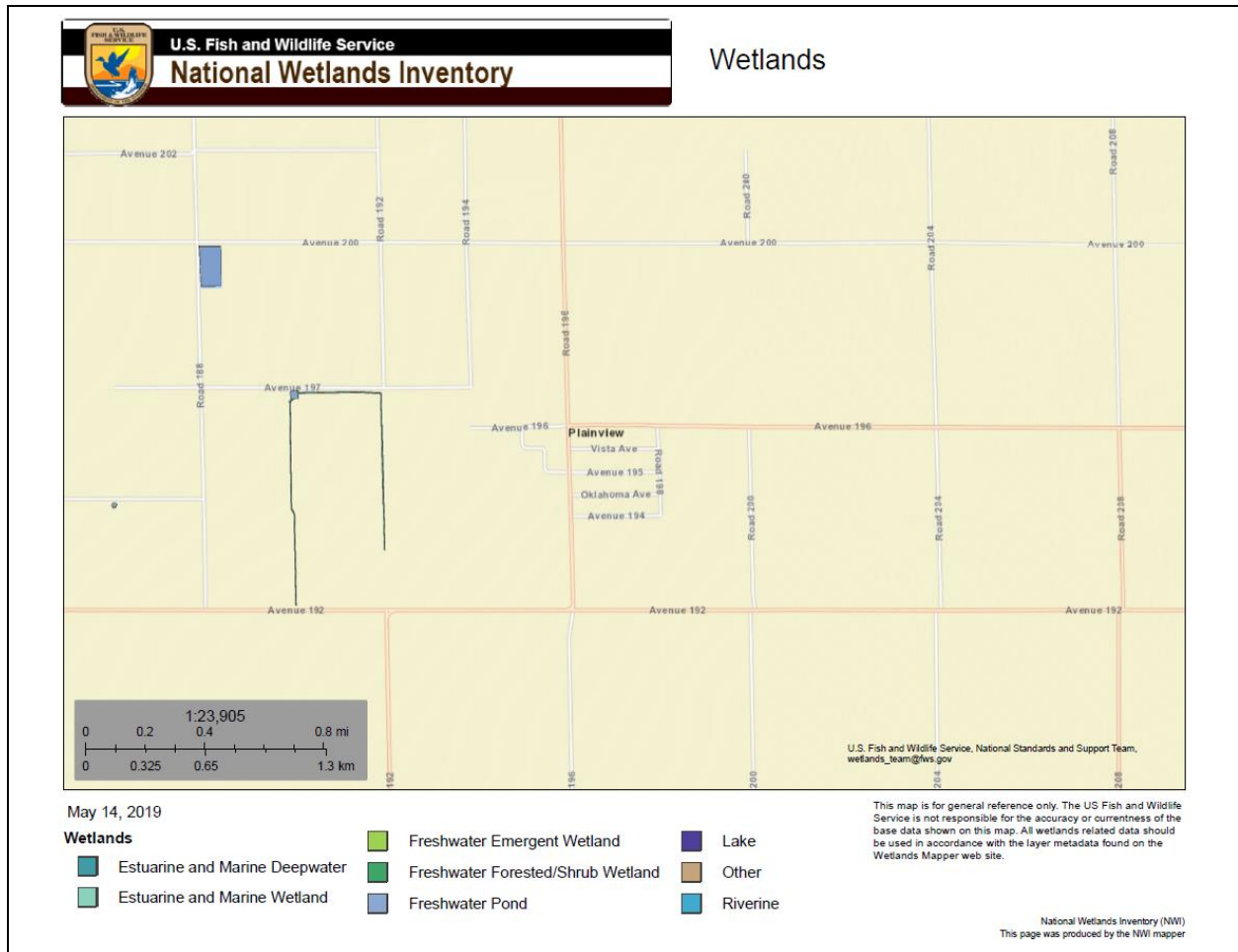


Figure 9. USGS National Water Information System Map



**Figure 10. USFWS National Wetlands Inventory Map**



# **Attachment “C”**

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## **Cultural and Tribal Cultural Resources**



**To:** Hector Guerra  
Tulare County Resource Management Agency  
5961 South Mooney Blvd.  
Visalia, CA 93277

**Record Search 19-081**

Tulare County  
Resource Management Agency

MAR 21 2019

**Date:** March 19, 2019

**Re:** General Plan Amendment No. GPA 17-009 – Plainview Community Plan 2019

REC'D

**County:** Tulare

**Map(s):** Cairns Corner & Lindsay 7.5's

### **CULTURAL RESOURCES RECORDS SEARCH**

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, Historic Property Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

### **PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND WITHIN THE ONE-HALF MILE RADIUS**

According to the information in our files, there has been one previous cultural resource study conducted within a small portion of the project area, TU-01019. There have been no additional studies conducted within the one-half mile radius.



**KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND WITHIN THE ONE-HALF MILE RADIUS**

There are no recorded cultural resource within project area or within the one-half mile radius and it is unknown if any are present.

There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

**COMMENTS AND RECOMMENDATIONS**

We understand this project consists of a General Plan Amendment for the community of Plainview. Further, we understand no immediate ground disturbance will take place as a result of this update. Therefore, no further cultural resource investigation is recommended at this time. However, prior to any future ground disturbance project activities, we recommend a new record search be conducted so our office can then make project specific recommendations for further cultural resources study, if needed. A list of qualified consultants can be found at [www.chrisinfo.org](http://www.chrisinfo.org).

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file in order to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:



Celeste M. Thomson, Coordinator

**Date:** March 19, 2019

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Consultation Notice – Plainview Community Plan Update																
TRIBE CONTACTED	REQUEST TYPE		DOCUMENTS SENT					MAILED				CONSULTATION PERIOD		CONSULTATION / ACTIONS		
	AB 52	SB 18	Map	Project Description	SLF Search	CHRIS	Other	Date	E-mail	FedEx	Certified US Mail	Return Receipt	Period Ends	Date	TYPE	Summary
<b>SACRED LAND FILE (SLF) REQUEST</b>																
Native American Heritage Commission	X	X	X	X				3/6/19	X					3/19/19	Email / Letter	SLF came up with Negative Results; tribal contact list provided
<b>CONSULTATION REQUEST LETTERS</b>																
Kern Valley Indian Council Robert Robinson, Co-Chairperson P.O. Box 1010 Lake Isabella, CA 93240	X	X						3/21/19			7013-0600-0002-1698-2272	3/26/19	6/24/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Kern Valley Indian Council Julie Turner, Secretary P. Box 1010 Lake Isabella, CA 93240	X	X						3/21/19			7013-0600-0002-1698-2289	3/26/19	6/24/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Santa Rosa Rancheria Tachi Yokut Tribe Rueben Barrios Sr., Chairperson P. O. Box 8 Lemoore, CA 93245	X	X						3/21/19			7013-0600-0002-1698-2296	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Santa Rosa Rancheria Cultural Department Shana Powers, Director P. O. Box 8 Lemoore, CA 93245	X	X						3/21/19			7013-0600-0002-1698-2302	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.



Consultation Notice – Plainview Community Plan Update																
TRIBE CONTACTED	REQUEST TYPE		DOCUMENTS SENT					MAILED				CONSULTATION PERIOD		CONSULTATION / ACTIONS		
	AB 52	SB 18	Map	Project Description	SLF Search	CHRIS	Other	Date	E-mail	FedEx	Certified US Mail	Return Receipt	Period Ends	Date	TYPE	Summary
Santa Rosa Rancheria Tachi Yokut Tribe Cultural Department Greg Cuara, Cultural Specialist P. O. Box 8 Lemoore, CA 93245	X	X						3/21/19			7013-0600-0002-1698-219	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Torres Martinez Desert Cahuilla Indians Michael Mirelez, Cultural Resource Coordinator P. O. Box 1160 Thermal, CA 92274	X	X						3/21/19			7013-0600-0002-1698-2326	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Tubatulabals of Kern Valley Robert L. Gomez, Jr., Chairperson P.O. Box 226 Lake Isabella, CA 93240	X	X						3/21/19			7013-0600-0002-1698-2333	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Tule River Indian Tribe Neil Peyron, Chairperson P. O. Box 589 Porterville, CA 93258	X	X						3/21/19			7013-0600-0002-1698-2364	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Tule River Indian Tribe Environmental Department Kerri Vera, Director P. O. Box 589 Porterville, CA 93258	X	X						3/21/19			7013-0600-0002-1698-2357	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date

Consultation Notice – Plainview Community Plan Update																
TRIBE CONTACTED	REQUEST TYPE		DOCUMENTS SENT					MAILED				CONSULTATION PERIOD		CONSULTATION / ACTIONS		
	AB 52	SB 18	Map	Project Description	SLF Search	CHRIS	Other	Date	E-mail	FedEx	Certified US Mail	Return Receipt	Period Ends	Date	TYPE	Summary
																of no later than May 3, 2019.
Tule River Indian Tribe Department of Environmental Protection Felix Christman, Archaeological Monitor P. O. Box 589 Porterville, CA 93258	X	X						3/21/19			7013-0600-0002-1698-2340	3/25/19	6/23/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.
Wuksache Indian Tribe/ Eshom Valley Band Kenneth Woodrow, Chairperson 1179 Rock Haven Ct. Salinas, CA 93906	X	X						3/21/19			7013-0600-0002-1698-2371	3/29/19	6/27/19			Sent reminder consultation email 4/23/19. Chi  4/24/19 sent 2 <sup>nd</sup> reminder regarding SB 18 with a modified date of no later than May 3, 2019.



The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
  - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address:  
[katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov).

Sincerely,



Katy Sanchez  
Associate Environmental Planner

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
Riverside County  
March 19, 2019**

Kern Vallev Indian Community  
Julie Turner. Secretary  
P.O. Box 1010  
Lake Isabella , CA 93240  
(661) 340-0032 Cell

Kawaiisu  
Tubatulabal

Wuksache Indian Tribe/Eshom Vallev Band  
Kenneth Woodrow. Chairperson  
1179 Rock Haven Ct.  
Salinas , CA 93906  
kwood8934@aol.com  
(831) 443-9702

Foothill Yokuts  
Mono  
Wuksache

Kern Vallev Indian Community  
Robert Robinson. Chairperson  
P.O. Box 1010  
Lake Isabella , CA 93283  
bbutterbredt@gmail.com  
(760) 378-2915 Cell

Tubatulabal  
Kawaiisu

Santa Rosa Rancheria Tachi Yokut Tribe  
Rueben Barrios Sr.. Chairperson  
P.O. Box 8  
Lemoore , CA 93245  
(559) 924-1278

Tache  
Tachi  
Yokut

Tubatulabals of Kern Vallev  
Robert L. Gomez. Jr.. Tribal Chairperson  
P.O. Box 226  
Lake Isabella , CA 93240  
(760) 379-4590

Tubatulabal

Tule River Indian Tribe  
Neil Peyron. Chairperson  
P.O. Box 589  
Porterville , CA 93258  
neil.peyron@tulerivertribe-nsn.gov  
(559) 781-4271

Yokuts

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Plainview Community Plan 2019, Tulare County.



# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA 93277

PHONE (559) 624-7000

FAX (559) 730-2653

Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Kern Valley Indian Council  
Robert Robinson, Co-Chairperson  
PO Box 1010  
Lake Isabella, CA 93240

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Chairpserosn Robinson,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

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Sincerely,



Jessica Willis  
Planner IV  
(559) 624-7121  
[JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us)

Attachment: Tribal Consultation Notice

# AB 52 and SB 18 PROJECT NOTIFICATION AND TRIBAL CONSULTATION REQUEST

**Project Title:** Plainview Community Plan Update.

**Project Location:** East of Road 194, South of Avenue 200.

USGS 7.5 Minute Quadrangle: Cairns Corner.

PLSS: Sections 02, 34, 35, Township 20 South, Range 26 East, MDB&M.

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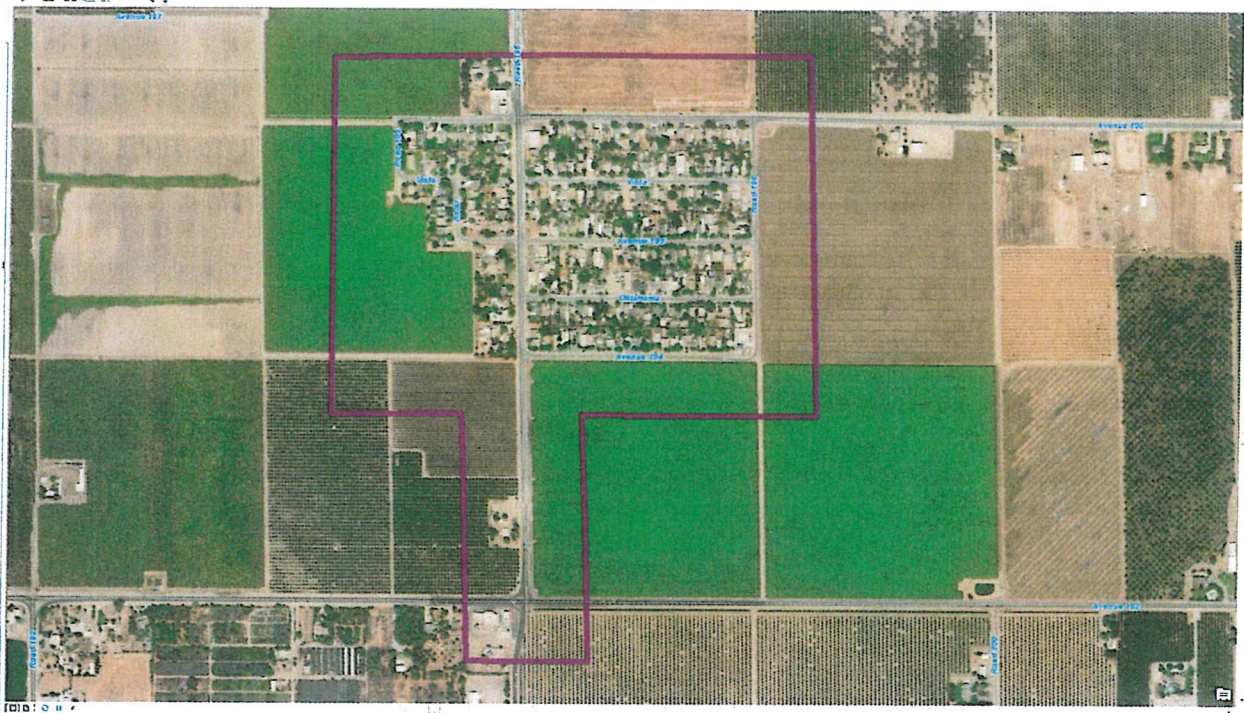
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Attn: Jessica Willis / Hector Guerra  
5961 S. Mooney Blvd.  
Visalia, CA 93277-9394

E-mail: [JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us) and [HGuerra@co.tulare.ca.us](mailto:HGuerra@co.tulare.ca.us)

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Michael Washam

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Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Kern Valley Indian Council  
Julie Turner, Secretary  
PO Box 1010  
Lake Isabella, CA 93240

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Ms. Turner,

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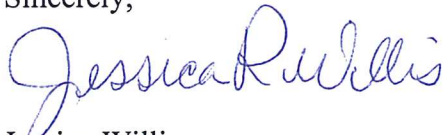
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Planner IV  
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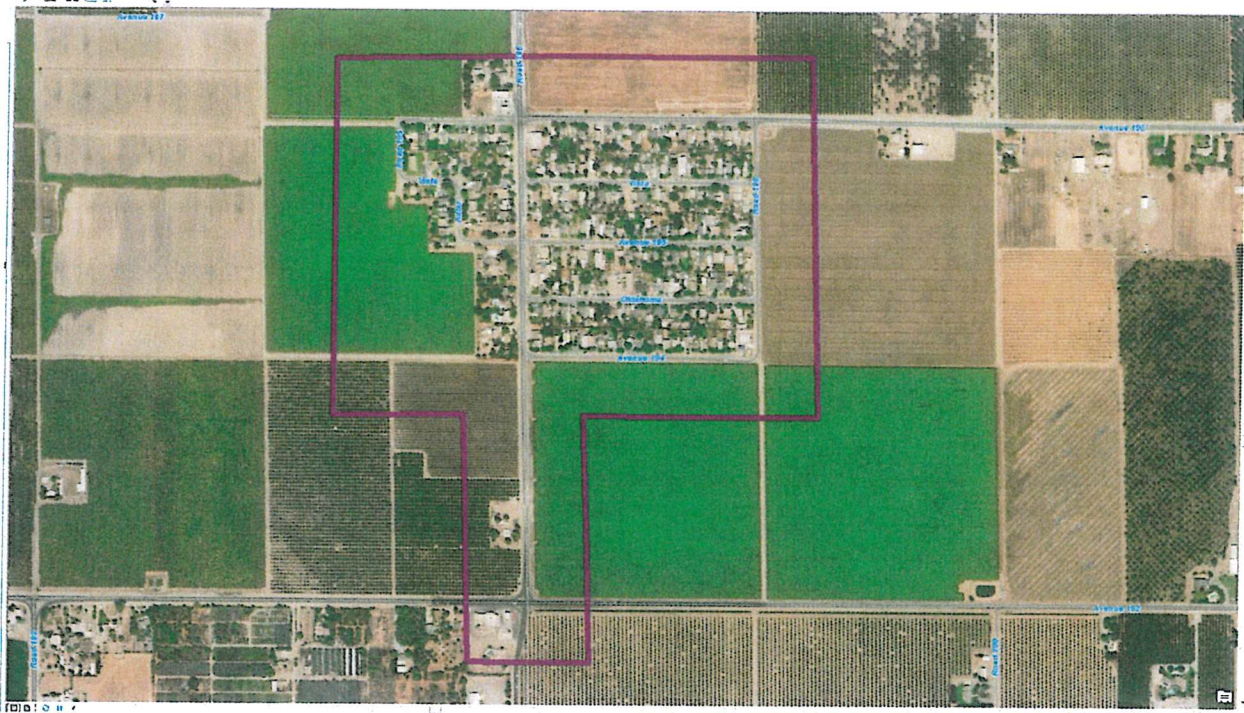
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**VISALIA, CA 93277**  
PHONE (559) 624-7000  
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Michael Washam	Economic Development and Planning
Reed Schenke	Public Works
Sherman Dix	Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Santa Rosa Rancheria Tachi Yokut Tribe  
Rueben Barrios Sr., Chairperson  
PO Box 8  
Lemoore, CA 93245

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Chairperson Barrios,

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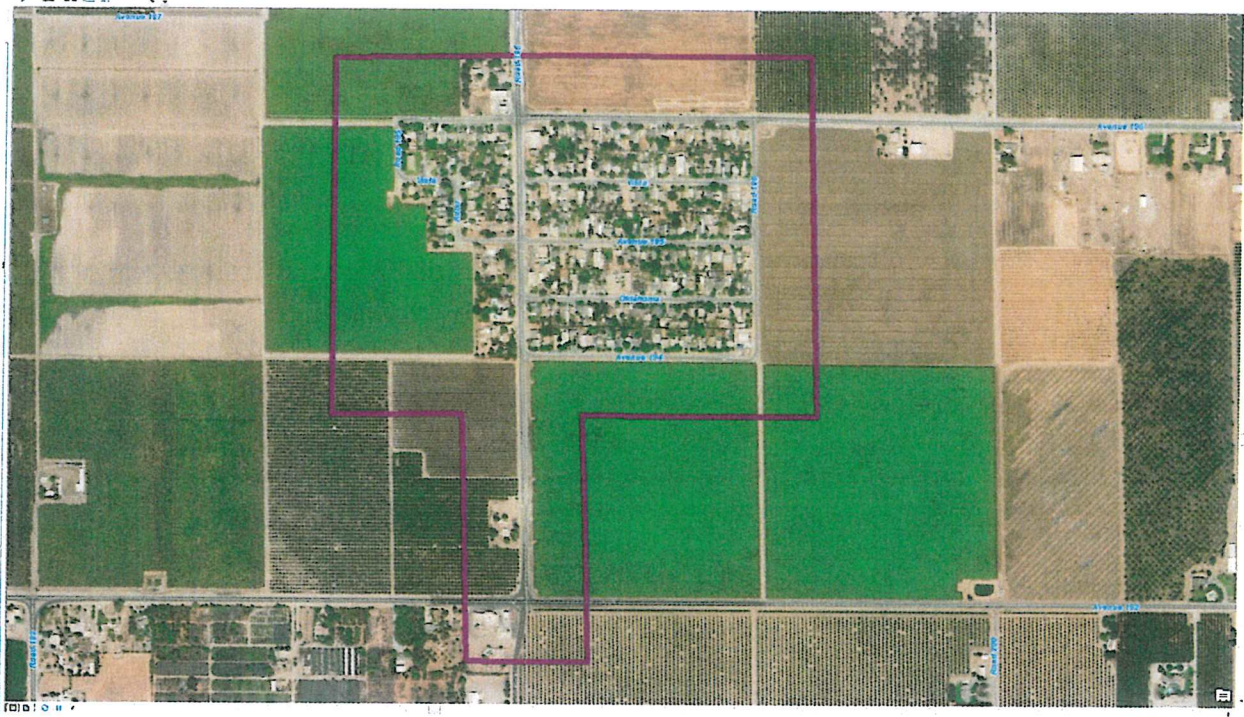
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Sherman Dix	Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Santa Rosa Rancheria  
Shana Powers, Director of Cultural Department  
PO Box 8  
Lemoore, CA 93245

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

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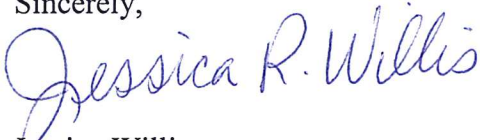
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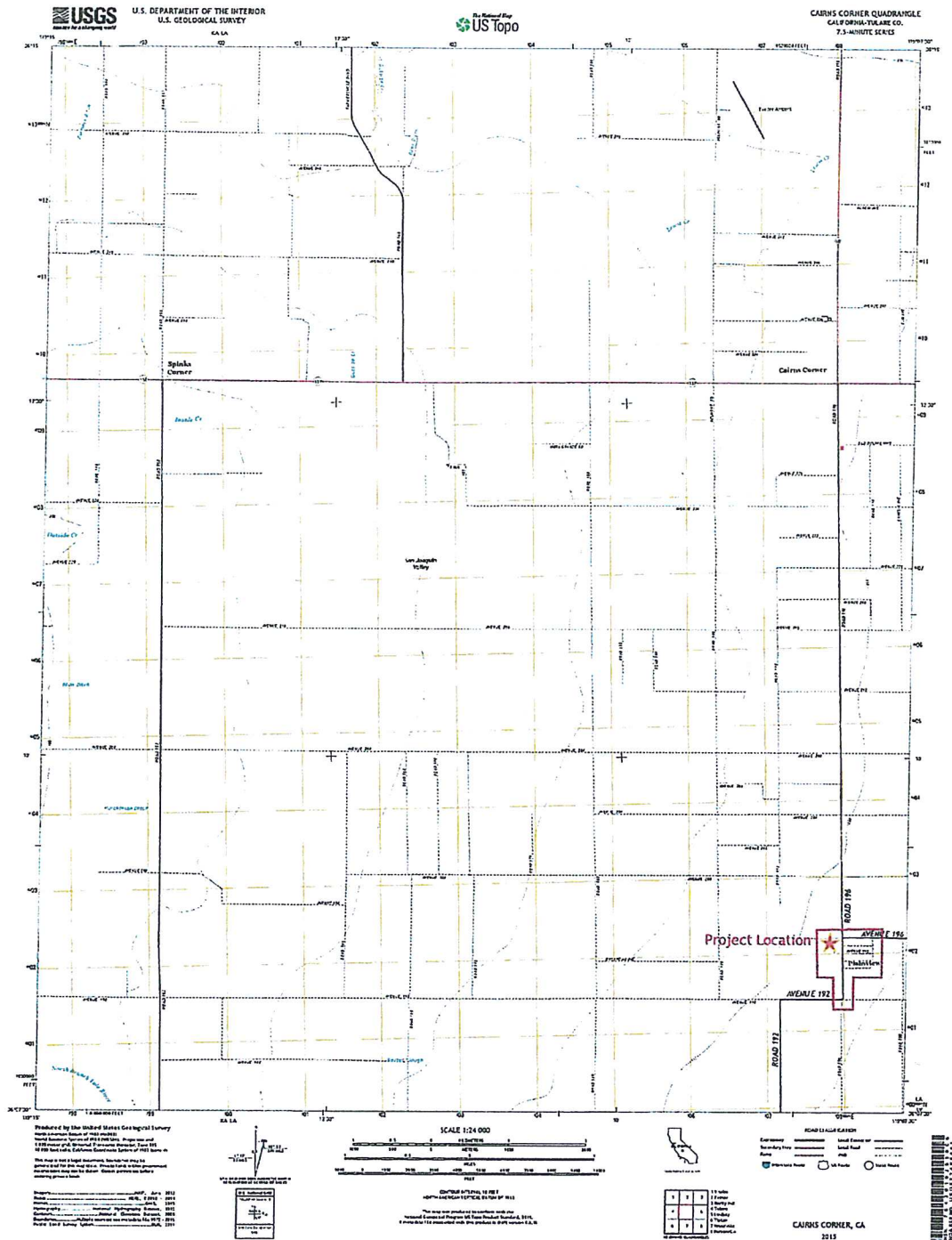
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US Post: Tulare County Resource Management Agency  
Environmental Planning Division  
Attn: Jessica Willis / Hector Guerra  
5961 S. Mooney Blvd.  
Visalia, CA 93277-9394

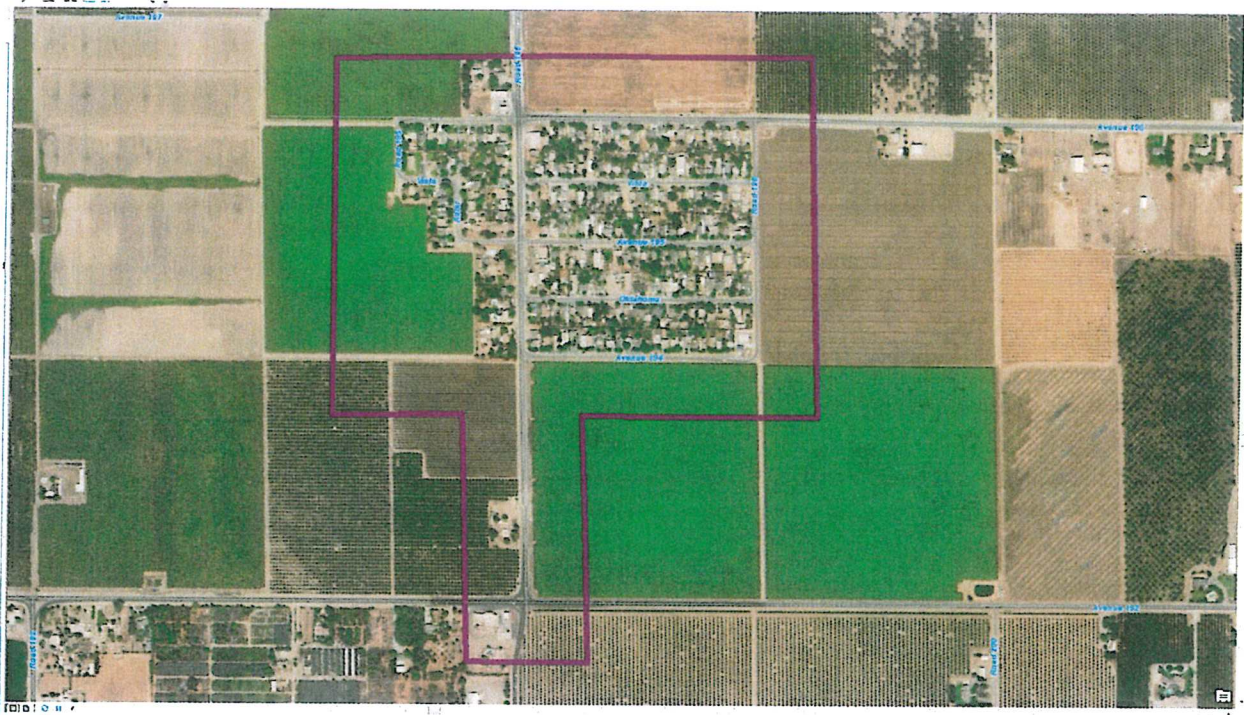
E-mail: [JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us) and [HGuerra@co.tulare.ca.us](mailto:HGuerra@co.tulare.ca.us)

If you need further assistance or have any questions, please feel free to contact Jessica Willis by phone at (559) 624-7122, or Hector Guerra at (559) 624-7121.

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<https://www.sciencebase.gov/catalog/item/5b977d0ae4b0702d0e8356ea>







# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA 93277

PHONE (559) 624-7000

FAX (559) 730-2653

Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Santa Rosa Rancheria Tachi Yokut Tribe  
Greg Cuara, Cultural Specialist  
PO Box 8  
Lemoore, CA 93245

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Mr. Cuara,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historical Resources including historic or prehistoric ruins and any burial ground, archaeological, or historic site.

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Thank you for your consideration on this matter and please do not hesitate to contact me by phone or e-mail should you have any questions or need additional information. If you need immediate assistance and I am unavailable, please contact, Hector Guerra, Chief of Environmental Planning, by phone at (559) 624-7121, or by email at [hguerra@co.tulare.ca.us](mailto:hguerra@co.tulare.ca.us).

Sincerely,

A handwritten signature in blue ink that reads "Jessica R. Willis". The signature is fluid and cursive, with the first letters of each name being capitalized.

Jessica Willis  
Planner IV  
(559) 624-7121  
[JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us)

Attachment: Tribal Consultation Notice



# AB 52 and SB 18 PROJECT NOTIFICATION AND TRIBAL CONSULTATION REQUEST

**Project Title:** Plainview Community Plan Update.

**Project Location:** East of Road 194, South of Avenue 200.

USGS 7.5 Minute Quadrangle: Cairns Corner.

PLSS: Sections 02, 34, 35, Township 20 South, Range 26 East, MDB&M.

**Project Description:** On April 4, 2017, the Tulare County Board of Supervisors (BOS) approved by Resolution No. 2017-0222, the Planning Branch proposal to prepare the Plainview Community Plan. The project IS/MND is based on a projected annual population growth rate of 1.3%. Additional growth beyond the 1.3% annual growth rate will require further growth analysis pursuant to CEQA. The Plainview Community Plan Update components described later in this section will become consistent with the General Plan 2030 Update, and will include the following primary goals and objectives.

1) Land Use and Environmental Planning :

- a) Ensure that the text and mapping of the Community Plan Designations and Zoning Reclassifications address various development matters such as encouraging Agricultural Adaptive Reuse activities, recognizing Non-Conforming Use activities, and facilitating Ministerial Permit approvals;
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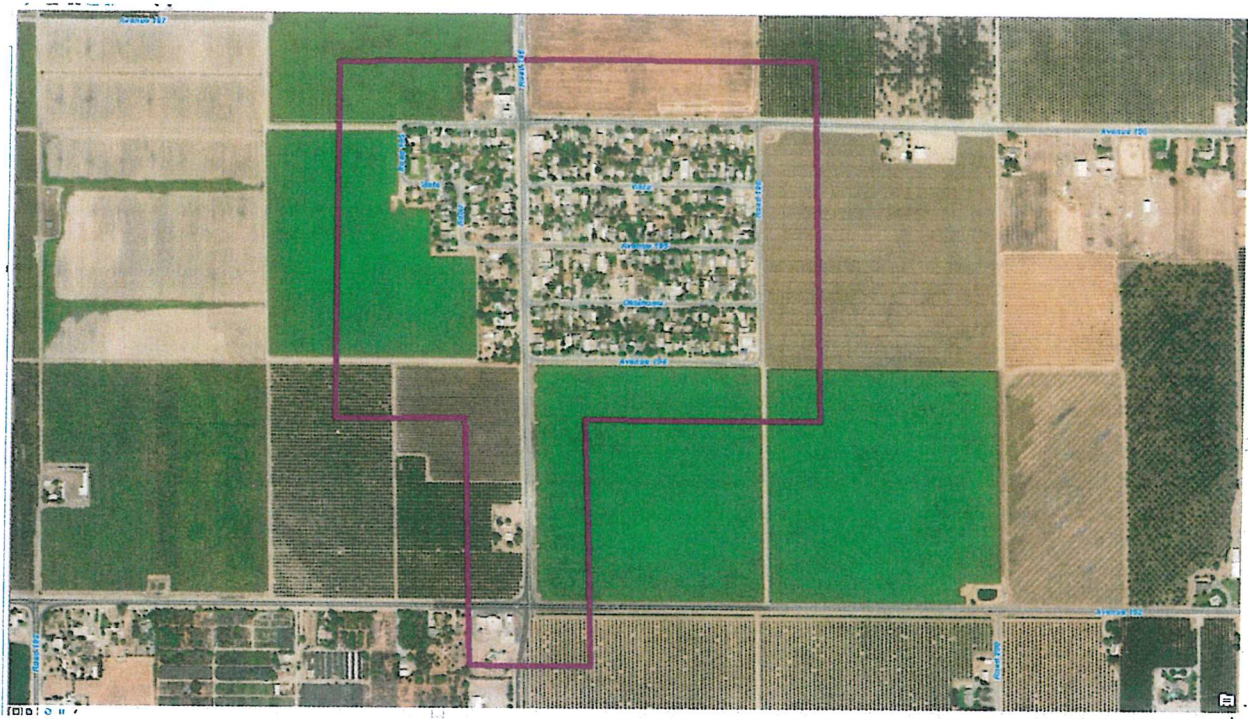
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# RESOURCE MANAGEMENT AGENCY

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VISALIA, CA 93277

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FAX (559) 730-2653

Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Torres Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
PO Box 1160  
Thermal, CA 92274

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Mr. Mirelez,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

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Sincerely,



Jessica Willis  
Planner IV  
(559) 624-7121  
[JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us)

Attachment: Tribal Consultation Notice



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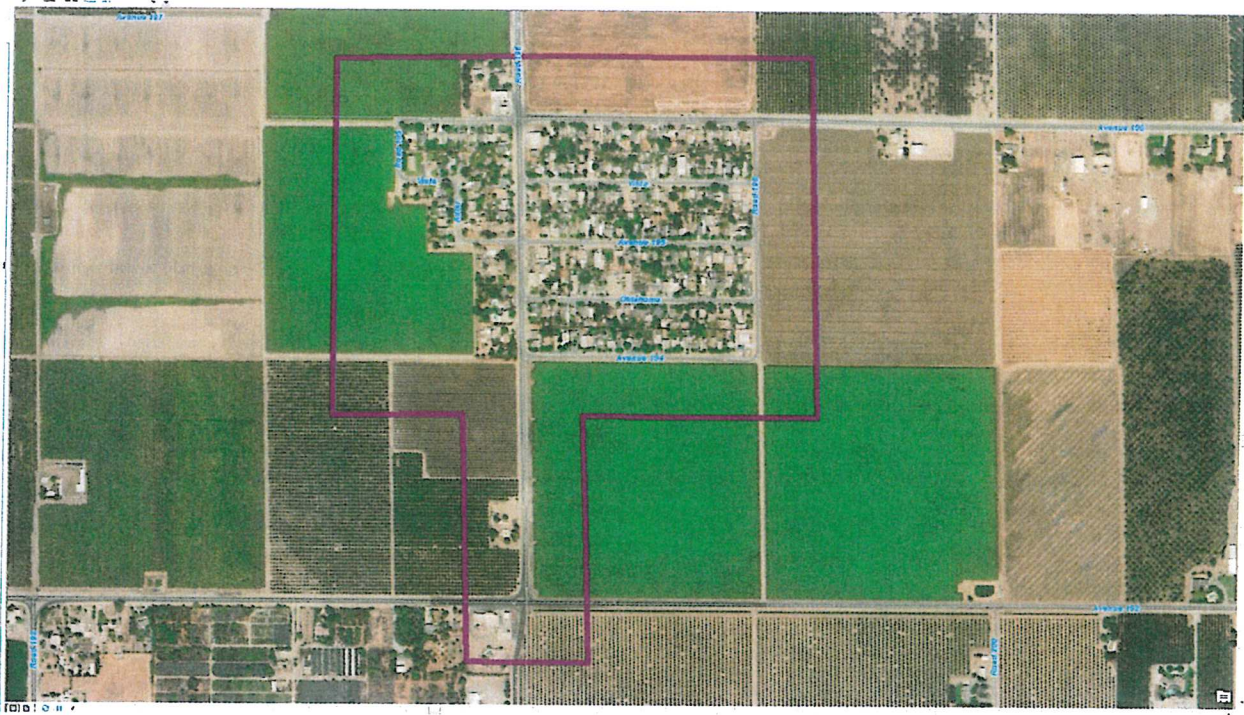
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Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Tubatulabals of Kern Valley  
Robert L. Gomez, Jr., Chairperson  
PO Box 226  
Lake Isabella, CA 93240

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Chairperson Gomez,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

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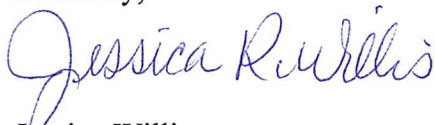
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Sincerely,



Jessica Willis  
Planner IV  
(559) 624-7121  
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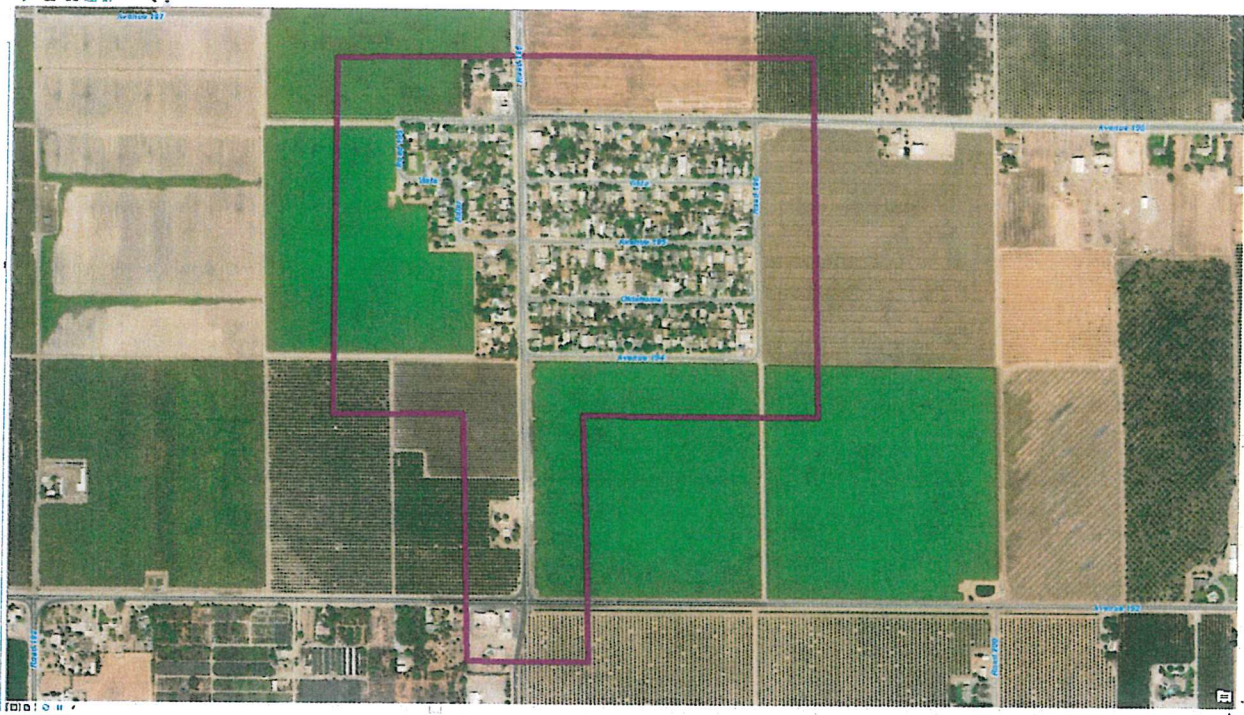
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VISALIA, CA 93277

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Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Tule River Indian Tribe  
Felix Christman, Archaeological Monitor  
PO Box 589  
Porterville, CA 93258

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Mr. Christman,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

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Sincerely,

A handwritten signature in blue ink that reads "Jessica Willis". The signature is fluid and cursive, with the first name "Jessica" and last name "Willis" clearly legible.

Jessica Willis  
Planner IV  
(559) 624-7121  
[JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us)

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USGS 7.5 Minute Quadrangle: Cairns Corner.

PLSS: Sections 02, 34, 35, Township 20 South, Range 26 East, MDB&M.

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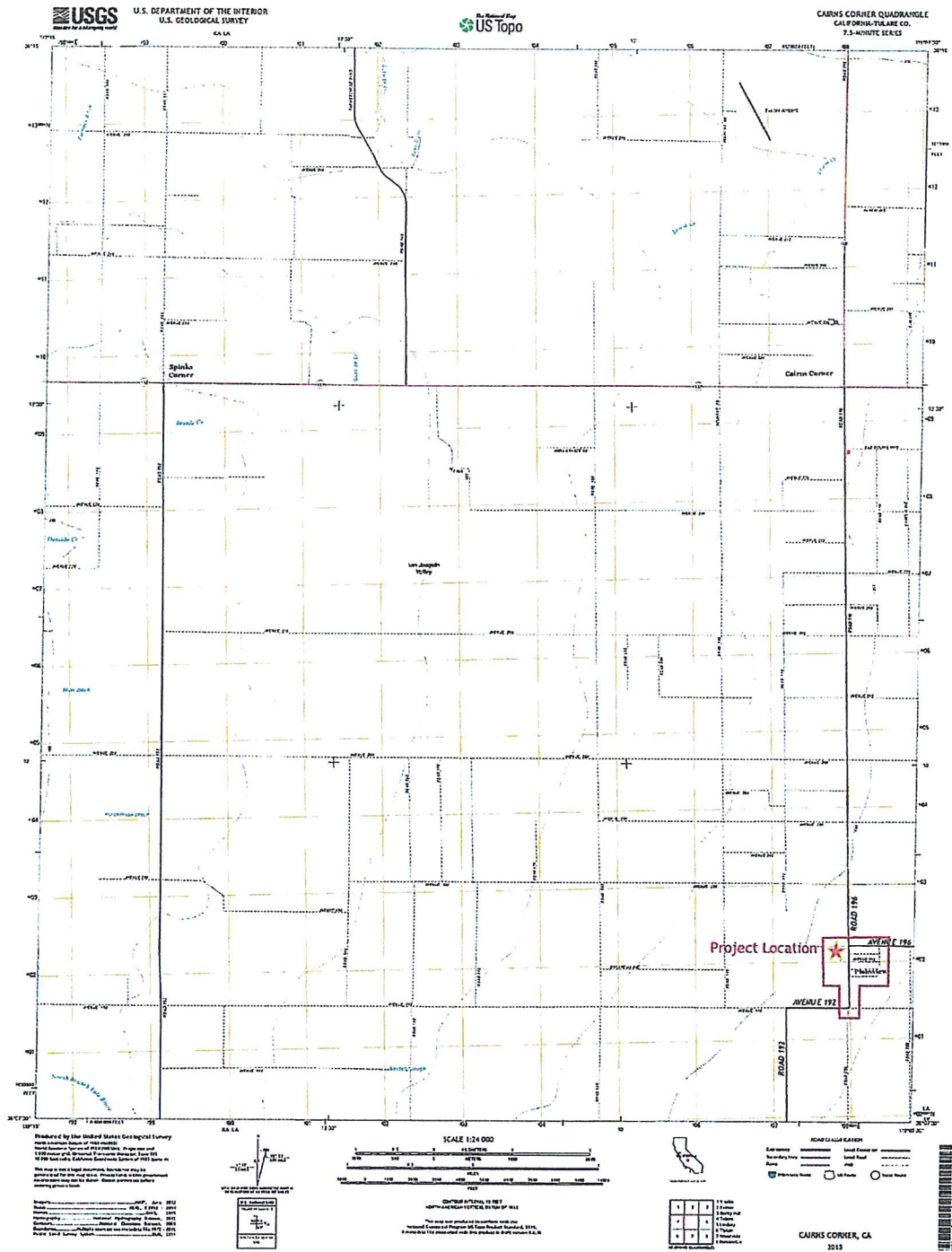
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E-mail: [JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us) and [HGuerra@co.tulare.ca.us](mailto:HGuerra@co.tulare.ca.us)

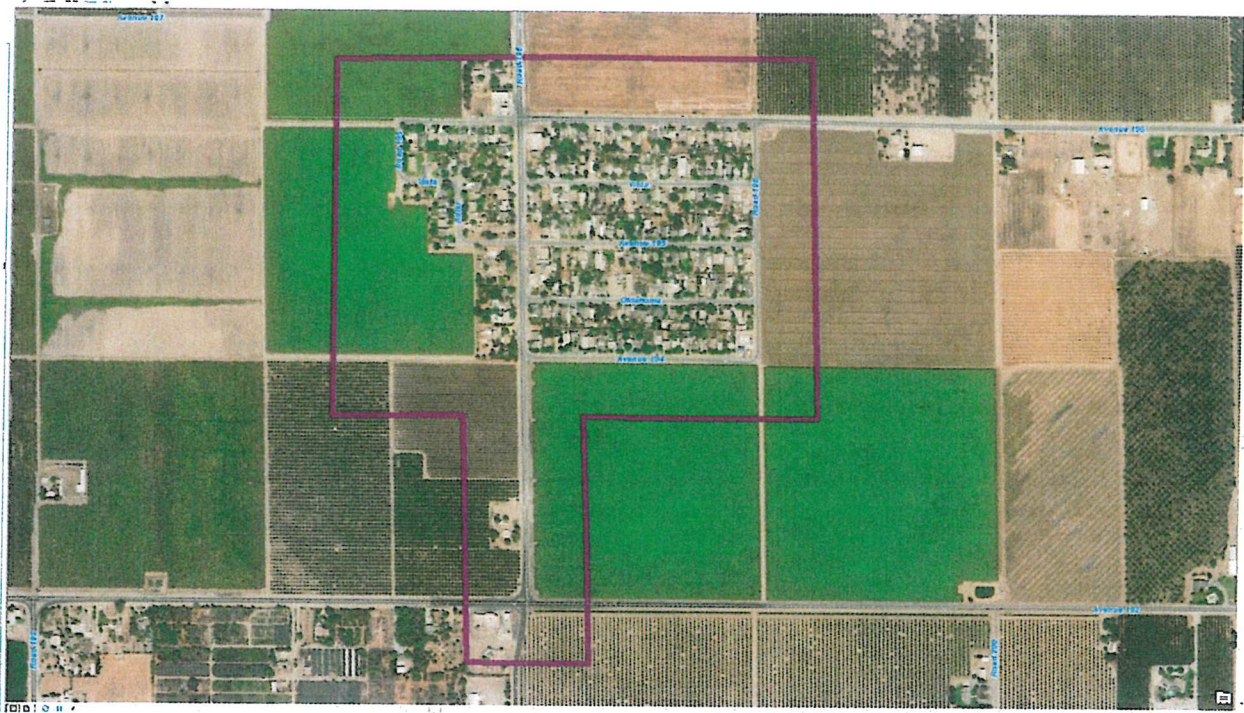
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<https://www.sciencebase.gov/catalog/item/5b977d0ae4b0702d0e8356ea>







# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA 93277

PHONE (559) 624-7000

FAX (559) 730-2653

Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Tule River Indian Tribe  
Kerri Vera, Director of Environmental Department  
PO Box 589  
Porterville, CA 93258

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Ms. Vera,

Pursuant to the provisions of AB 52 and SB 18, as the lead agency under the California Environmental Quality Act (CEQA), the County of Tulare hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of the Plainview Community Plan Update in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historical Resources including historic or prehistoric ruins and any burial ground, archaeological, or historic site.

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 a Mitigated Negative Declaration (MND) to evaluate the environmental effects associated with the Project.

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Sincerely,



Jessica Willis  
Planner IV  
(559) 624-7121  
[JWillis@co.tulare.ca.us](mailto:JWillis@co.tulare.ca.us)

Attachment: Tribal Consultation Notice

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**Project Location:** East of Road 194, South of Avenue 200.

USGS 7.5 Minute Quadrangle: Cairns Corner.

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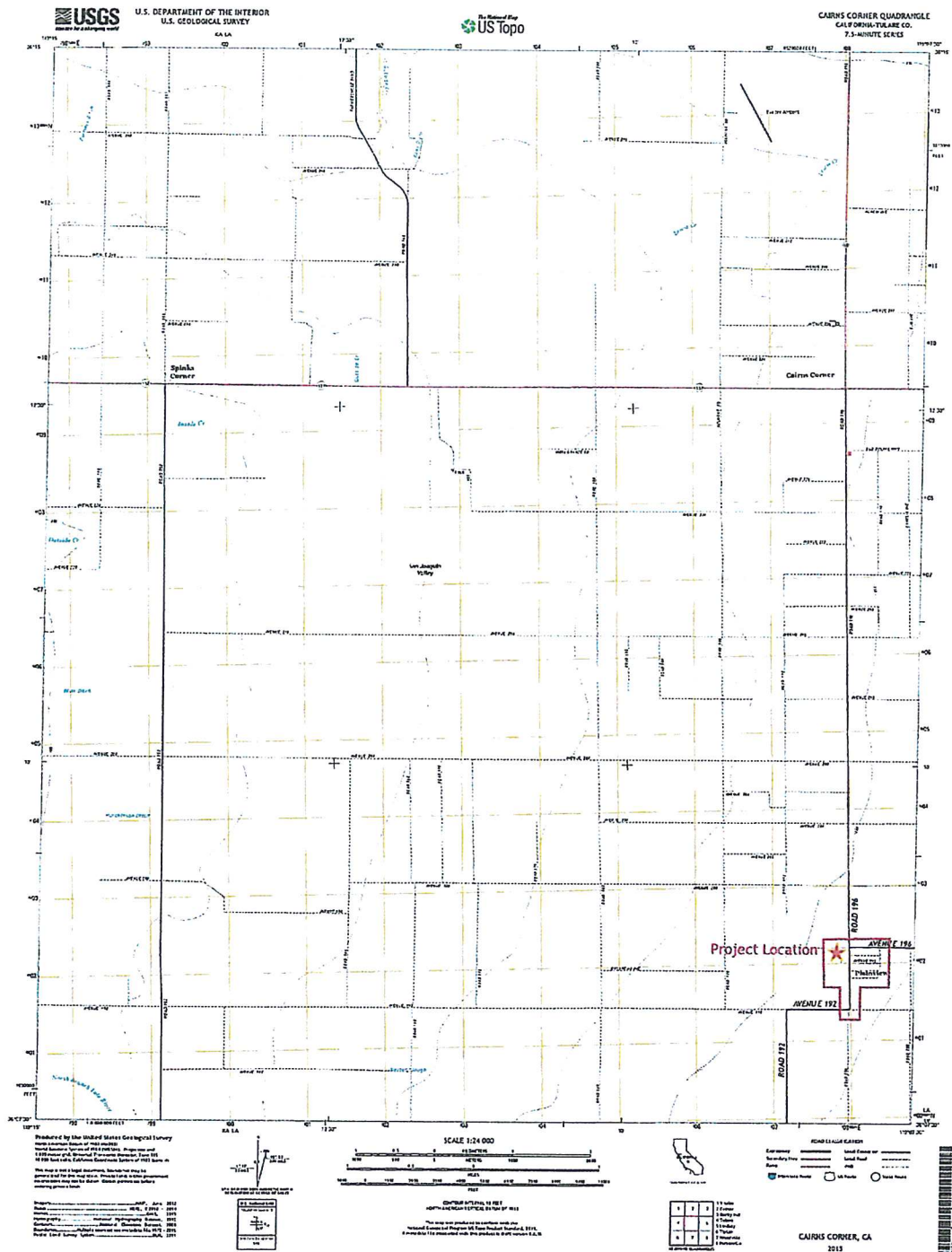
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Attn: Jessica Willis / Hector Guerra  
5961 S. Mooney Blvd.  
Visalia, CA 93277-9394

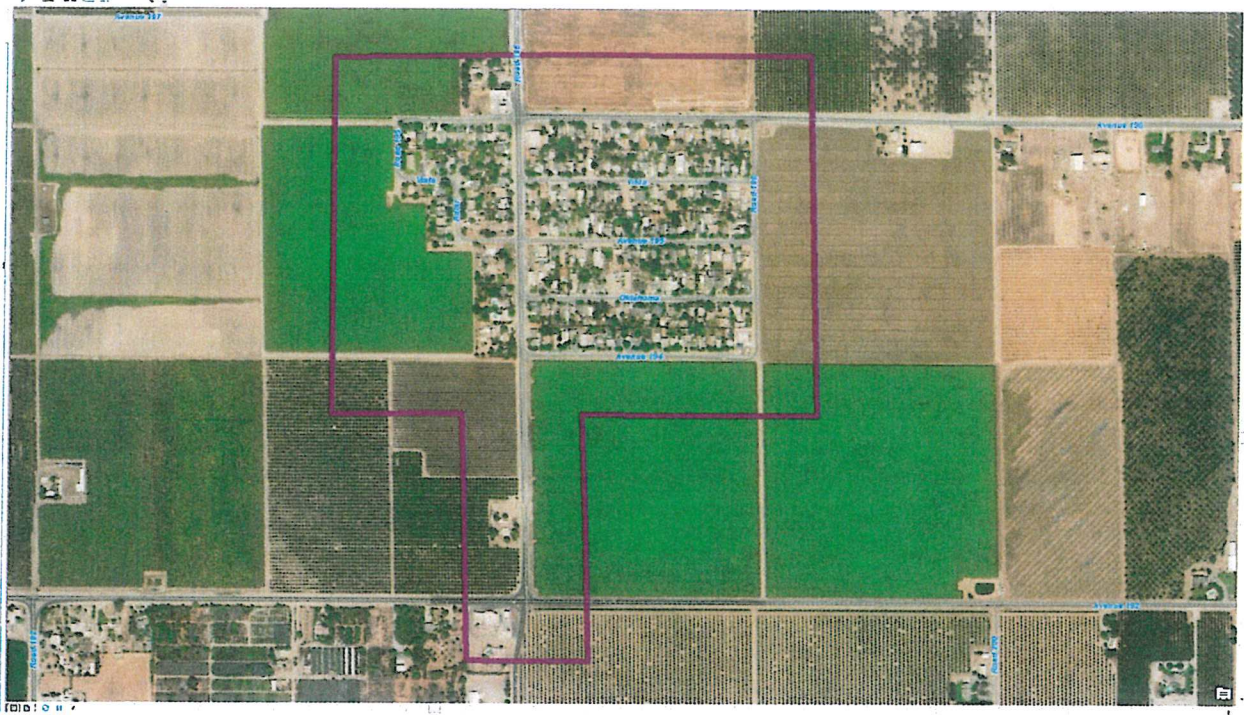
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# RESOURCE MANAGEMENT AGENCY

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PHONE (559) 624-7000

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Michael Washam

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Tule River Indian Tribe  
Neil Peyron, Chairperson  
PO Box 589  
Porterville, CA 93258

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Chairperson Peyron,

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Sincerely,



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Michael Washam	Economic Development and Planning
Reed Schenke	Public Works
Sherman Dix	Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

March 21, 2019

Wuksache Indian Tribe/Eshom Valley Band  
Kenneth Woodrow, Chairperson  
1179 Rock Haven Ct.  
Salinas, CA 93906

RE: Project Notification Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the Plainview Community Plan Update.

Dear Chairperson Woodrow,

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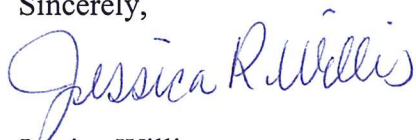
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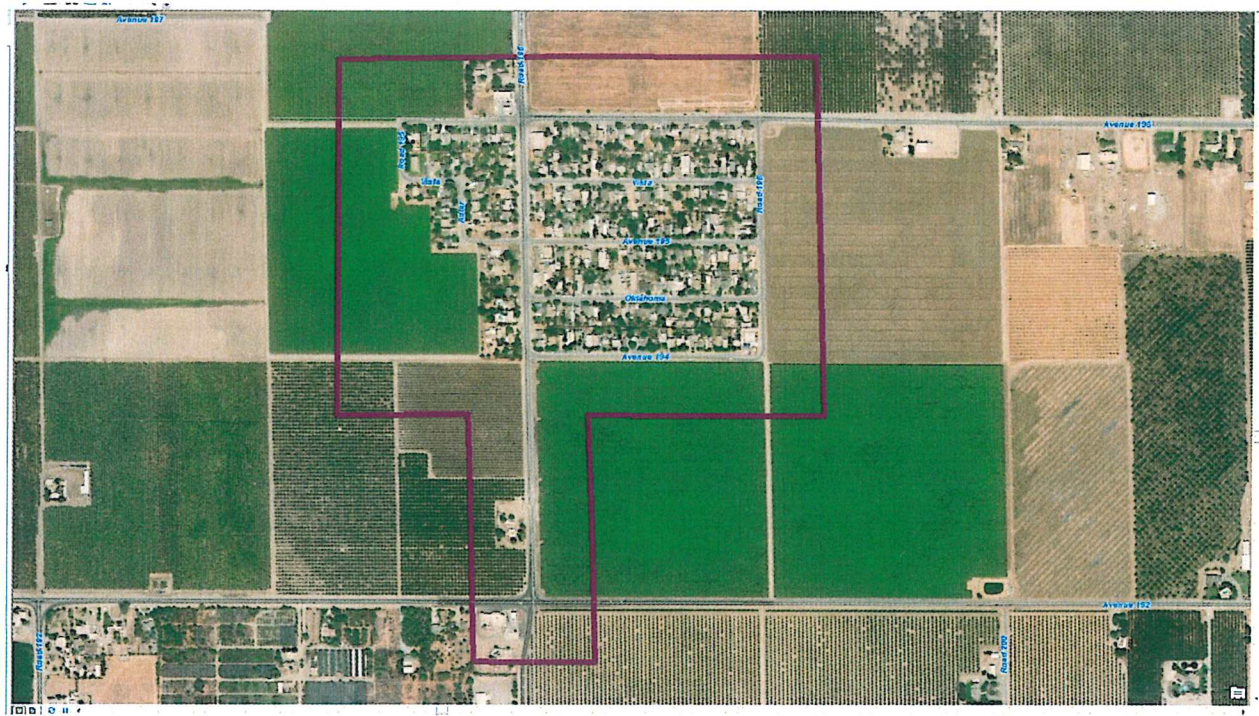
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# **Attachment “D”**

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## **Greenhouse Gas Technical Memorandum**



# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD

VISALIA, CA 93277

PHONE (559) 624-7000

FAX (559) 730-2653

Aaron R. Bock

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

## TECHNICAL MEMORANDUM GREENHOUSE GAS ASSESSMENT

**DATE:** May 15, 2019

**TO:** Hector Guerra, Chief Environmental Planner

**FROM:** Jessica Willis, Planner IV

**SUBJECT:** Greenhouse Gas Assessment for the Plainview Community Plan (GPA 17-009, PZC 19-007, PZC 19-008, PZC 19-009)

### PURPOSE AND NEED FOR ASSESSMENT

This document is intended to assist Tulare County Resource Management Agency (RMA) staff in the preparation of the Greenhouse Gas (GHG) component of the Mitigated Negative Declaration (MND) being prepared for the Plainview Community Plan (Project). The assessment is intended to provide sufficient detail regarding potential impacts of Project implementation and to identify mitigation measures, if necessary, to reduce potentially significant impacts.

The GHG assessment was prepared to evaluate whether the estimated GHG emissions generated from the implementation of the Project (i.e., future development projects) would cause significant impacts on global climate change. The assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The methodology for the GHG assessment follows Air District recommendations for quantification of GHG emissions and evaluation of potential impacts on global climate change as provided in their guidance documents:

- *Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI)*, adopted March 19, 2015.<sup>1</sup>
- *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Project under CEQA*, adopted December 17, 2009.<sup>2</sup>

<sup>1</sup> Air District. Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015. [http://www.valleyair.org/transportation/GAMAQI\\_3-19-15.pdf](http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf). Accessed August 15, 2018.

<sup>2</sup> Air District. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Project under CEQA. December 17, 2009. <https://www.valleyair.org/Programs/CCAP/12-17-09/3%20CCAP%20-%20FINAL%20LU%20Guidance%20-%20Dec%2017%202009.pdf>. Accessed August 15, 2018.

## **PROJECT DESCRIPTION**

Plainview is currently designated an Unincorporated Community in the 2030 Tulare County General Plan. The objective of the Plainview Community Plan is to develop a plan, which can accurately reflect the needs and priorities of the unincorporated community of Plainview. The Land Use and Circulation portions of this Plan provide the mechanism to minimize or avoid the potential adverse impacts of urban growth. The development of an orderly, harmonious land use pattern and appropriate implementation measures are designed to reduce potential conflict between neighboring uses across Tulare County's 2030 planning horizon, consistent with the Tulare County 2030 General Plan Update. The Plan is needed to increase the availability of infrastructure funding, such as drinking water system improvements (wells, water distribution piping, storage tanks, etc.), wastewater system (such as piping, lift stations, etc.), and public work/safety improvements (such as curbs, gutters, sidewalks, etc.), and to stimulate economic development within the community.

Tulare County is proposing new land use and zoning designations within the proposed UDB. The proposed Community Plan, if adopted, will update these designations to be consistent with the General Plan, and will bring existing non-compliant properties into conformity with the Tulare County Zoning Ordinance. The Community Plan also includes the Complete Streets and Road Maintenance programs and the community's anticipated growth through year 2030 based on the existing land uses, census population data, and the projected 1.3% annual growth rate in unincorporated areas of Tulare County. Other than the Complete Streets and Road Maintenance Programs, there are no specific development projects (such as residential, commercial, or industrial uses) proposed as part of this project. As an unknown number of proposals may occur within the lifetime of the Community Plan, the Community Plan is intended to direct the density, intensity, and types of growth needed to meet the needs of the community. Future developments within the Project planning area will be required to undergo additional CEQA evaluation on a project-by-project basis at such time development is proposed to determine potential environmental impacts.

### **Complete Streets and Road Maintenance.**

The Plainview Complete Streets and Road Maintenance Programs are included in the Circulation Element of the proposed Community Plan. The Complete Streets Program has thoroughly analyzed the alternative forms of transportation, including transit, bicycle ways, and pedestrian circulation. Improvements proposed in the Complete Streets Program include, but are not limited to, installation of streetlights, bus shelters, street signage and striping, curbs, gutters, sidewalks, drainage system, and utilities. Road maintenance activities vary by road segment dependent upon the condition of the road and may include chip seal, overlay resurfacing, and asphalt reconstructions.

### **Growth Projections.**

Population and residential unit growth through planning horizon year 2030 was estimated by applying a 1.3% annual growth rate (consistent with the Tulare County 2030 General Plan) to the 2017 baseline population as provided in the United States Census Bureau 2017 American



Community Survey (ACS) data.<sup>3</sup> **Table 1** summarizes the projected growth of the community through horizon Year 2030.

<b>Table 1. Projected Growth through Year 2030</b>						
	Residential <sup>1</sup>		Commercial / Retail / Other <sup>2</sup>		Industrial <sup>2</sup>	
Year	Population	Dwelling Units	Square Feet	Acres	Square Feet	Acres
2017	3,804	1,161	586,318	67.30	337,154	38.70
2030	4,499	1,373	693,515	79.60	398,797	45.78
Overall Growth	695	212	107,197	12.30	61,642	7.08
<sup>1</sup> Projections based on 2017 American Community Survey data applying an annual growth rate of 1.3%. <sup>2</sup> Projections based on existing land uses assuming developments/improvements with a Floor to Area Ratio of 0.2 and annual growth rate of 1.3%.						

## SIGNIFICANCE THRESHOLDS

CEQA Guidelines define a significant effect on the environment as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.<sup>4</sup> To determine if a project would have a significant impact on climate change, the type, level, and impact of GHG emissions generated by the Project must be evaluated. Appendix G of the CEQA Guidelines provides the criteria (as Checklist Items) for evaluating potential impacts on the environment. The CEQA criteria and the Air District's significance thresholds and guidance for evaluation are provided below.

### **2008 Climate Change Scoping Plan**

The California State Legislature adopted Assembly Bill 32 (AB 32) on September 27, 2006. AB 32 focuses on reducing GHG emissions to 1990 levels by the year 2020 and to 80% below 1990 levels by the year 2050. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (2008 Scoping Plan), which outlines actions recommended to obtain that goal. The 2008 Scoping Plan calls for an “ambitious but achievable” reduction in California's GHG emissions, cutting emissions approximately 29% from BAU emission levels projected for 2020, or about 10% from 2008 levels. On a per capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman, and child in California down to about 10 tons per person by 2020.<sup>5</sup>

### **2017 Climate Change Scoping Plan**

The California State Legislature adopted Senate Bill 32 (SB 32) on September 8, 2016. SB 32 focuses on reducing GHG emissions to 40% below 1990 levels by the year 2030. Pursuant to the requirements in SB 32, the ARB adopted the Climate Change Scoping Plan Update (2017 Scoping Plan), which outlines actions recommended to obtain that goal. ARB recommends

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<sup>3</sup> United States Census Bureau. American FactFinder. 2017 American Community Survey. 2013-2017 American Community Survey 5-Year Estimates. Demographic and Housing Estimates (DP05) and Selected Housing Characteristics (DP04). [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml). May 15, 2019.

<sup>4</sup> CEQA §§ 15002(g), 15382

<sup>5</sup> Climate Change Scoping Plan website: <http://www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm>

statewide targets of no more than six (6) metric tons CO<sub>2</sub>e per capita by 2030 and no more than two (2) metric tons CO<sub>2</sub>e per capita by 2050.<sup>6</sup>

### **Air District Guidance**

On December 17, 2009, the District's Governing Board adopted the District Policy: *Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. The District's Governing Board also approved the guidance document: *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA*. In support of the policy and guidance document, District staff prepared a staff report: *Addressing Greenhouse Gas Emissions Under the California Environmental Quality Act*. These documents adopted in December of 2009 continue to be the relevant policies to address GHG emissions under CEQA. As these documents may be modified under a separate process, the latest versions should be referenced to determine the District's current guidance at the time of analyzing a particular project.”<sup>7</sup>

“It is widely recognized that no single project could generate enough GHG emissions to noticeably change the global climate temperature. However, the combination of GHG emissions from past, present and future projects could contribute substantially to global climate change. Thus, project specific GHG emissions should be evaluated in terms of whether or not they would result in a cumulatively significant impact on global climate change. GHG emissions, and their associated contribution to climate change, are inherently a cumulative impact issue. Therefore, project-level impacts of GHG emissions are treated as one-in-the-same as cumulative impacts.

In summary, the staff report evaluates different approaches for assessing significance of GHG emission impacts. As presented in the report, District staff reviewed the relevant scientific information and concluded that the existing science is inadequate to support quantification of the extent to which project specific GHG emissions would impact global climate features such as average air temperature, average rainfall, or average annual snow pack. In other words, the District was not able to determine a specific quantitative level of GHG emissions increase, above which a project would have a significant impact on the environment, and below which would have an insignificant impact. This is readily understood, when one considers that global climate change is the result of the sum total of GHG emissions, both manmade and natural that occurred in the past; that is occurring now; and will occur in the future.

In the absence of scientific evidence supporting establishment of a numerical threshold, the District policy applies performance based standards to assess project-specific GHG emission impacts on global climate change. The determination is founded on the principal that projects whose emissions have been reduced or mitigated consistent with the California Global Warming Solutions Act of 2006, commonly referred to as “AB 32”, should be considered to have a less than significant impact on global climate change. For a detailed discussion of the District's establishment of thresholds of significance for GHG emissions, and the District's application of said thresholds, the reader is referred to the above referenced staff report, District Policy, and District Guidance documents.”<sup>8</sup>

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<sup>6</sup> ARB, California's 2017 Climate Change Scoping Plan , Page 99, [https://www.arb.ca.gov/cc/scopingplan/scoping\\_plan\\_2017.pdf](https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf), accessed August 3, 20183

<sup>7</sup> Air District, GAMAQI, Section 8.9, Page 110

<sup>8</sup> Air District, GAMAQI, Section 8.9.1, Pages 111-112

“As presented in Figure 6 (Process of Determining Significance of Greenhouse Gas Emissions) [of the GAMAQI], the policy provides for a tiered approach in assessing significance of project specific GHG emission increases.

- Projects complying with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located would be determined to have a less than significant individual and cumulative impact for GHG emissions. Such plans or programs must be specified in law or approved by the Lead Agency with jurisdiction over the affected resource and supported by a CEQA compliant environmental review document adopted by the Lead Agency. Projects complying with an approved GHG emission reduction plan or GHG mitigation program would not be required to implement Best Performance Standards (BPS).
- Projects implementing BPS would not require quantification of project specific GHG emissions. Consistent with CEQA Guideline, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.
- Projects not implementing BPS would require quantification of project specific GHG emissions and demonstration that project specific GHG emissions would be reduced or mitigated by at least 29%, compared to Business as Usual (BAU), including GHG emission reductions achieved since the 2002-2004 baseline period, consistent with GHG emission reduction targets established in ARB’s AB 32 Scoping Plan. Projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG.

The District guidance for development projects also relies on the use of BPS. For development projects, BPS includes project design elements, land use decisions, and technologies that reduce GHG emissions. Projects implementing any combination of BPS, and/or demonstrating a total 29 percent reduction in GHG emissions from business-as-usual (BAU), would be determined to have a less than cumulatively significant impact on global climate change.”<sup>9</sup>

The Air District’s *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Project under CEQA* states, “Projects implementing Best Performance Standards in accordance with this guidance would be determined to have a less than significant individual and cumulative impact on global climate change and would not require project specific quantification of GHG emissions. Projects exempt from the requirements of CEQA, and projects complying with an approved GHG emission reduction plan or mitigation program would also be determined to have a less than significant individual or cumulative impact. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources and have a certified final CEQA document. Projects not implementing BPS would require quantification of project specific GHG emissions. To be determined to have a less than significant individual and cumulative impact on global climate changes, such projects must be determined to have reduced or mitigated GHG emissions by 29%, consistent with GHG emission reduction targets established in ARB’s AB 32 Scoping Plan. Furthermore, quantification of GHG emissions would be expected for all projects for which the lead agency has determined that an Environmental Impact Report is required, regardless of whether the project incorporates Best Performance Standards.”<sup>10</sup>

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<sup>9</sup> Air District, GAMAQI, Section 8.9.1, Page 112

<sup>10</sup> Air District, Guidance for Valley Land-use Agencies, Page 4

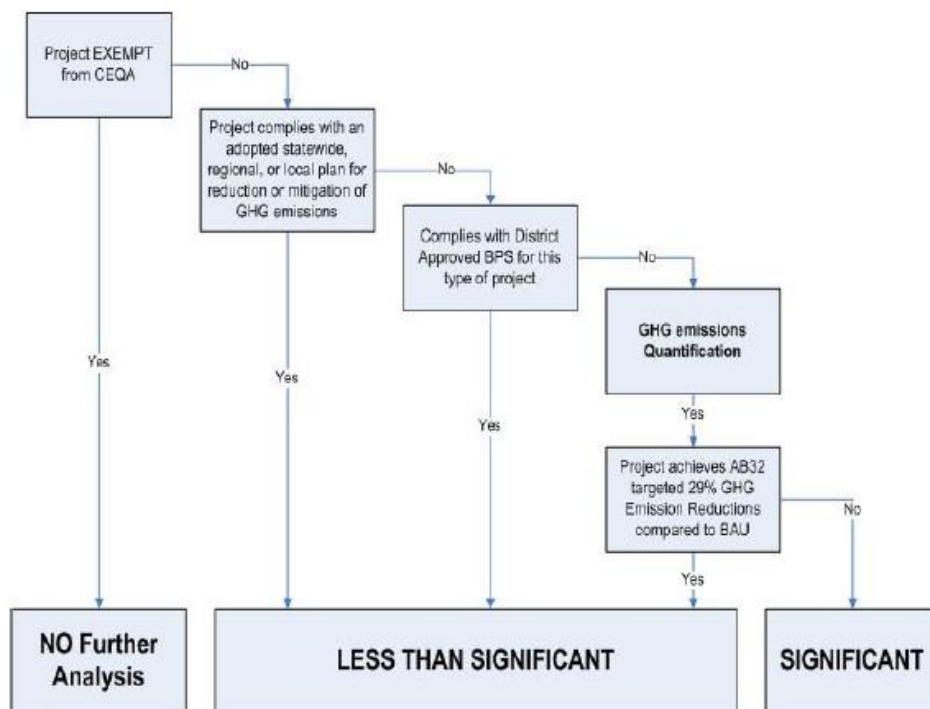
“If total GHG emissions reductions measures add up to 29% or more, are enforceable, and are required as a part of the development’s approval process, the project achieves the Best Performance Standard (BPS) for the respective type of development project. Thus, the GHG emissions from the development project would be determined to have a less than individually and cumulatively significant impact on global climate change for CEQA purposes.”<sup>11</sup>

“By definition, BPS for development projects is achieving a project-by-project 29% reduction in GHG emissions, compared to BAU. Thus, it is reasonable to conclude that Lead Agencies implementing the proposed *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* threshold will achieve an overall reduction in GHG emissions consistent with AB 32 emission reduction targets...”<sup>12</sup>

The Air District’s guidance document was adopted to provide a basis for lead agencies to establish significance thresholds consistent with ARB’s 2008 Scoping Plan. The Air District currently does not have a recommendation for establishing thresholds or assessing significance consistent with the reduction requirements established in ARB’s 2017 Scoping Plan Update, which requires a 33.2% reduction from BAU to achieve the 2030 target. The County is currently undergoing review of the Tulare County Climate Action Plan (CAP) and, if needed will adopt revisions to demonstrate consistency with the new reduction targets.

**Figure 1** provides a visual summary of the Air District’s process for determining significance of project-related GHG emissions.

**Figure 1. Process of Determining Significance of Greenhouse Gas Emissions**



Source: Air District, GAMAQI, Figure 6, Page 113

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<sup>11</sup> Air District, Guidance for Valley Land-use Agencies, Pages 7-8

<sup>12</sup> Air District, Guidance for Valley Land-use Agencies, Page 8

## IMPACT EVALUATION

### **a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Project Impact Analysis: *Less Than Significant Impact*

The Air District has determined that projects consistent with an adopted Climate Action Plan (CAP) would be considered to have a less than significant impact on the environment. The Tulare County Climate Action Plan was adopted in 2012 and updated in 2018. The Tulare County CAP serves as a guiding document for County actions to reduce GHG emissions and adapt to the potential effects of climate change. The CAP is an implementation measure of the Tulare County General Plan and builds on the General Plan's framework with more specific actions that will be applied to achieve emission reduction targets required by State of California legislation. The General Plan fulfills many sustainability and GHG reduction objectives at the program level. Projects implementing the General Plan will comply with these policies resulting in long-term benefits to GHG reductions that will help the County achieve the CAP reduction targets. The CAP identifies the policies from the various General Plan elements that promote more efficient development and reduce travel and energy consumption.

There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. As such, the proposed Project will not result in GHG emissions until specific development occurs. Future developments would be required to comply with the CAP. The CAP states, "The 2018 CAP Update includes an additional method of determining project consistency with the CAP and 2030 targets. Projects subject to CEQA review could use a checklist containing design features and measures that are needed to determine consistency. Large projects (500-unit subdivisions and 100,000 square feet of retail or equivalent intensity for other uses) and new specific plans should provide a greenhouse gas analysis report quantifying GHG emissions to demonstrate that the project emissions are at least 31 percent below 2015 levels by 2030 or 9 percent below BAU emissions in 2030. These are the amounts currently required from development related sources to demonstrate consistency with SB 32 2030 targets. Smaller projects may also prepare a GHG analysis report if the checklist is not appropriate for a particular project or is deemed necessary by the project proponent or County staff. The GHG analysis should incorporate as many measures as possible from the CalEEMod mitigation component as described in Table 15 and can take credit for 2017 Scoping Plan measures that have not been incorporated into CalEEMod but that will be adopted prior to 2030 such as 50 percent RPS."<sup>13</sup>

"The County has already approved a substantial number of lots for development. Development of some of these lots will be limited by various factors such as water supply, sewer/septic capability, road capacity, etc. that cannot be addressed during the planning horizon due to lack of resources. This means that the County expects that new development proposals will be received that are more likely to develop before existing lots are developed because the rural community, landowner, or developer has the resources to provide all improvements and services required for the site. As a rough estimate, this analysis assumes that 40 percent of the development will occur on existing lots and 60 percent will occur in new developments. Development occurring on

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<sup>13</sup> Tulare County Climate Action Plan, December 2018 Update, page 73



existing lots will be subject to existing conditions of the approved subdivision and zoning standards. Development occurring in new subdivisions and projects [after 2012] would be subject to additional measures required to mitigate significant impacts. The County will encourage developers of existing lots [established prior to 2012] to implement measures that reduce greenhouse gas emissions, but it has no authority to require additional reductions beyond those required by State regulation, the building code, and local ordinance.”<sup>14</sup>

“Commercial and industrial development in Tulare County during the 2020 and 2030 planning timeframes will comply with increasingly stringent State energy efficiency regulations in most projects. For industrial projects where the SJVAPCD is a Responsible Agency, the project will be expected to implement Best Performance Standards included in the SJVAPCD Guidelines for Addressing Greenhouse Gas Emissions on the processes and stationary equipment that emit greenhouse gases to levels that meet or exceed State targets and may be subject to Cap-and-Trade Program requirements.”<sup>15</sup>

The Project demonstrates continued progress towards the County achieving the 2017 Scoping Plan. In addition, the State anticipates increases in the number of zero emission vehicles operated in the State under the Advanced Clean Car Program. Compliance with SB 375 reduction targets for light duty vehicles will provide continued reductions in emissions from that source through SB 375’s 2035 milestone year. Furthermore, the Project will provide a GHG emission reduction benefit as future buildout of the community will supply residents within the Plainview UDB and immediate vicinity with greater shopping and employment opportunities, thereby reducing vehicle miles traveled from travelling to larger communities/cities for such opportunities. Since future development projects would undergo additional CEQA review, the Project will continue to comply with existing and future regulations, and the General Plan, Community Plan, and CAP will continue to be implemented through 2030, the growth projected for 2030 would not result in significant greenhouse gas impacts. Therefore, ***Less Than Significant Project-specific Impacts*** related to this Checklist Item will occur.

Cumulative Impact Analysis:      ***Less Than Significant Impact***

The geographic area of this cumulative analysis is the San Joaquin Valley Air Basin. The Project-related emissions would be considered to have a significant cumulative impact if project-specific impacts are determined to be significant. As previously noted, there are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. Future developments would be required to comply with the CAP to achieve reductions in GHG emissions beyond those reductions achieved through compliance with existing regulations. As such, the Project is consistent with the Tulare County CAP and therefore, AB 32 reduction targets for years 2020 and 2030. As the proposed Project would result in Less Than Significant Project-specific Impacts, ***Less Than Significant Cumulative Impacts*** would also occur.

Mitigation Measures:      ***None Required***

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<sup>14</sup>Ibid. 76

<sup>15</sup> Op. Cit.

**Conclusion:** *Less Than Significant Impact*

As previously noted, the Project is consistent with the Tulare County CAP and the AB 32 scoping plan reduction targets established for 2020 and 2030. As such, the Project would not generate GHG emissions that would have a significant impact on the environment. *Less Than Significant Project-specific and Cumulative Impacts* related to this Checklist Item will occur.

**b) Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Impact Analysis:** *Less Than Significant Impact*

To be considered a less than significant impact, the Project must demonstrate consistency with the Tulare County CAP, the Air District's Climate Change Action Plan, and the ARB's 2008 Scoping Plan and 2017 Scoping Plan Update.

**Tulare County CAP:** The CAP identifies General Plan policies in place to assist the County in reducing GHG emissions. **Table 2** identifies these policies by policy titles. For a discussion of the benefits of the policies, refer to the CAP.<sup>16</sup> The Project will implement the applicable General Plan policies.

<b>Table 2. General Plan Policies Having Greenhouse Gas Emission Reductions</b>			
<b>Sustainability and Greenhouse Gas Emissions</b>			
PF-1.1	Maintain Urban Edges	ERM-1.2	Development in Environmentally Sensitive Areas
PF-1.2	Location of Urban Development	ERM-1.3	Encourage Cluster Development
PF-1.3	Land Uses in UDBs/HDBs	ERM-1.4	Protect Riparian Management Plans and Mining Reclamation Plans
PF-1.4	Available Infrastructure	ERM-1.6	Management of Wetlands
AG-1.7	Conservation Easements	ERM-1.7	Planting of Native Vegetation
AG-1.8	Agriculture Within Urban Boundaries	ERM-1.8	Open Space Buffers
AG-1.11	Agricultural Buffers	ERM-1.14	Mitigation and Conservation Banking Program
AG-1.14	Right to Farm Noticing	ERM-4.1	Energy Conservation and Efficiency Measures
AG-2.11	Energy Production	ERM-4.2	Streetscape and Parking Area Improvements for Energy Conservation
AG-2.6	Biotechnology and Biofuels	ERM-4.3	Local and State Programs
AQ-1.6	Purchase of Low Emission/Alternative Fuel Vehicles	ERM-4.4	Promote Energy Conservation Awareness
AQ-1.7	Support Statewide Global Warming Solutions	ERM-4.6	Renewable Energy
AQ-1.8	Greenhouse Gas Emissions Reduction Plan	ERM-4.7	Reduce Energy Use in County Facilities**
AQ-1.9	Off-Site Measures to Reduce Greenhouse Gas Emissions*	ERM-4.8	Energy Efficiency Standards**
AQ-1.10	Alternative Fuel Vehicle Infrastructure**	ERM-5.1	Parks as Community Focal Points
AQ-2.1	Transportation Demand Management Programs	ERM-5.6	Location and Size Criteria for Parks
AQ-2.3	Transportation and Air Quality	ERM-5.15	Open Space Preservation
AQ-2.4	Transportation Management Associations	HS-1.4	Building and Codes
AQ-2.5	Ridesharing	TC-2.1	Rail Service
AQ-3.1	Location of Support Services	TC-2.4	High Speed Rail (HSR)
AQ-3.2	Infill Near Employment	TC-2.7	Rail Facilities and Existing Development*
AQ-3.3	Street Design	TC-4.4	Nodal Land Use Patterns that Support Public
AQ-3.5	Alternative Energy Design		
AQ-3.6	Mixed Use Development		

<sup>16</sup> The Tulare County CAP is available online at <http://generalplan.co.tulare.ca.us/documents/GP/001Adopted%20Tulare%20County%20General%20Plan%20Materials/220Climate%20Action%20Plan/CLIMATE%20ACTION%20PLAN%202018%20UPDATE.pdf>

Table 2. General Plan Policies Having Greenhouse Gas Emission Reductions			
Sustainability and Greenhouse Gas Emissions			
LU-1.1	Smart Growth and Healthy Communities	TC-5.1	Transit
LU-1.2	Innovative Development	TC-5.2	Bicycle/Pedestrian Trail System
LU-1.3	Prevent Incompatible Uses	TC-5.2	Consider Non-Motorized Modes in Planning and Development
LU-1.4	Compact Development	TC-5.3	Provisions for Bicycle Use
LU-1.8	Encourage Infill Development	TC-5.4	Design Standards for Bicycle Routes
LU-2.1	Agricultural Lands	TC-5.5	Facilities
LU-3.2	Cluster Development	TC-5.6	Regional Bicycle Plan
LU-3.3	High-Density Residential Locations	TC-5.7	Designated Bike Paths
LU-4.1	Neighborhood Commercial Uses	TC-5.8	Multi-Use Trails
LU-7.1	Distinctive Neighborhoods	PFS-1.3	Impact Mitigation
LU-7.2	Integrate Natural Features	PFS-1.15	Efficient Expansion
LU-7.3	Friendly Streets	PFS-2.1	Water Supply
LU-7.15	Energy Conservation	PFS-2.2	Adequate Systems
ED-2.3	New Industries	PFS-3.3	New Development Requirements
ED-2.8	Jobs/Housing Ratio	PFS-5.3	Solid Waste Reduction
ED-5.9	Bikeways	PFS-5.4	County Usage of Recycled Materials and Products
ED-6.1	Revitalization of Community Centers	PFS-5.5	Private Use of Recycled Products
ED-6.2	Comprehensive Redevelopment Plan	PFS-8.3	Location of School Sites
ED-6.3	Entertainment Venues	PFS-8.5	Government Facilities and Services
ED-6.4	Culturally Diverse Business	WR-1.5	Expand Use of Reclaimed Wastewater
ED-6.5	Intermodal Hubs for Community and Hamlet Core Areas	WR-1.6	Expand Use of Reclaimed Water
ED-6.7	Existing Commercial Centers	WR-3.5	Use of Native and Drought Tolerant Landscaping
SL-3.1	Community Centers and Neighborhoods		
ERM-1.1	Protection of Rare and Endangered Species		
<p>Source: Tulare County Climate Action Plan, Table 20.</p> <p>* This GHG reduction policy is not included in the Tulare County CAP, but is included in the Tulare County General Plan 2030 Update.</p> <p>** This GHG reduction policy is not included in Table 20 of the CAP, but it is included in the detailed list of policies provided within pages 64-77 of the CAP.</p>			

There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. Future developments would be required to comply with the CAP to achieve reductions in GHG emissions beyond those reductions achieved through compliance with existing regulations. **Less Than Significant Project-specific Impacts** related to this Checklist Item will occur.

**Air District Climate Change Action Plan:** The Air District adopted the Climate Change Action Plan (CCAP) in 2008, which included a carbon-exchange bank for voluntary GHG reductions.<sup>17</sup> The Carbon Exchange Program is not applicable to this Project, and the Project would not require Voluntary Greenhouse Gas Mitigation Agreements. The Project would comply with all applicable GHG regulations contained in the CCAP. **Less Than Significant Project-specific Impacts** related to this Checklist Item will occur.

**AB 32 Scoping Plans:** There are no specific development projects (such as residential, commercial, or industrial uses) associated with the Community Plan. The 2018 CAP Update includes an additional method of determining project consistency with the CAP and 2030 targets. Future developments would be required to comply with the CAP to achieve reductions in GHG emissions beyond those reductions achieved through compliance with existing regulations.

<sup>17</sup> SJVAPCD Climate Change Action Plan website: [http://www.valleyair.org/Programs/CCAP/CCAP\\_menu.htm](http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm).

Projects subject to CEQA review could use a checklist containing design features and measures that are needed to determine consistency with the CAP. Furthermore, the Project provides a GHG emission reduction benefit as the Project supplies residents with a local shopping and employment opportunities, thereby reducing vehicle miles traveled from travelling to larger communities/cities for similar opportunities.

Since the Project will provide local shopping and employment opportunities to the residents of Plainview, and will continue to comply with existing and future regulations, and the General Plan and CAP will continue to be implemented through 2030, the Project would not result in significant greenhouse gas impacts. Therefore, ***Less Than Significant Cumulative Impacts*** related to this Checklist Item will occur.

Cumulative Impact Analysis:      ***Less Than Significant Impact***

The geographic area of this cumulative analysis is the San Joaquin Valley Air Basin. As previously discussed, the Project is consistent with the applicable AB 32 Scoping Plan reductions measures and the Air District's CCAP. The Project will implement applicable Tulare County General Plan and Tulare County CAP policies. As such, the Project will not conflict with applicable state, regional, and local plans, policies or regulation adopted for the purpose of reducing the emissions of greenhouse gases. ***Less Than Significant Cumulative Impacts*** related to this Checklist Item will occur.

Mitigation Measures:      ***None Required***

Conclusion:      ***Less Than Significant Impact***

As the proposed Project is consistent with aforementioned plans, policies, and regulations, ***Less Than Significant Project-specific and Cumulative Impacts*** related to this Checklist Item would occur.

# **Attachment “E”**

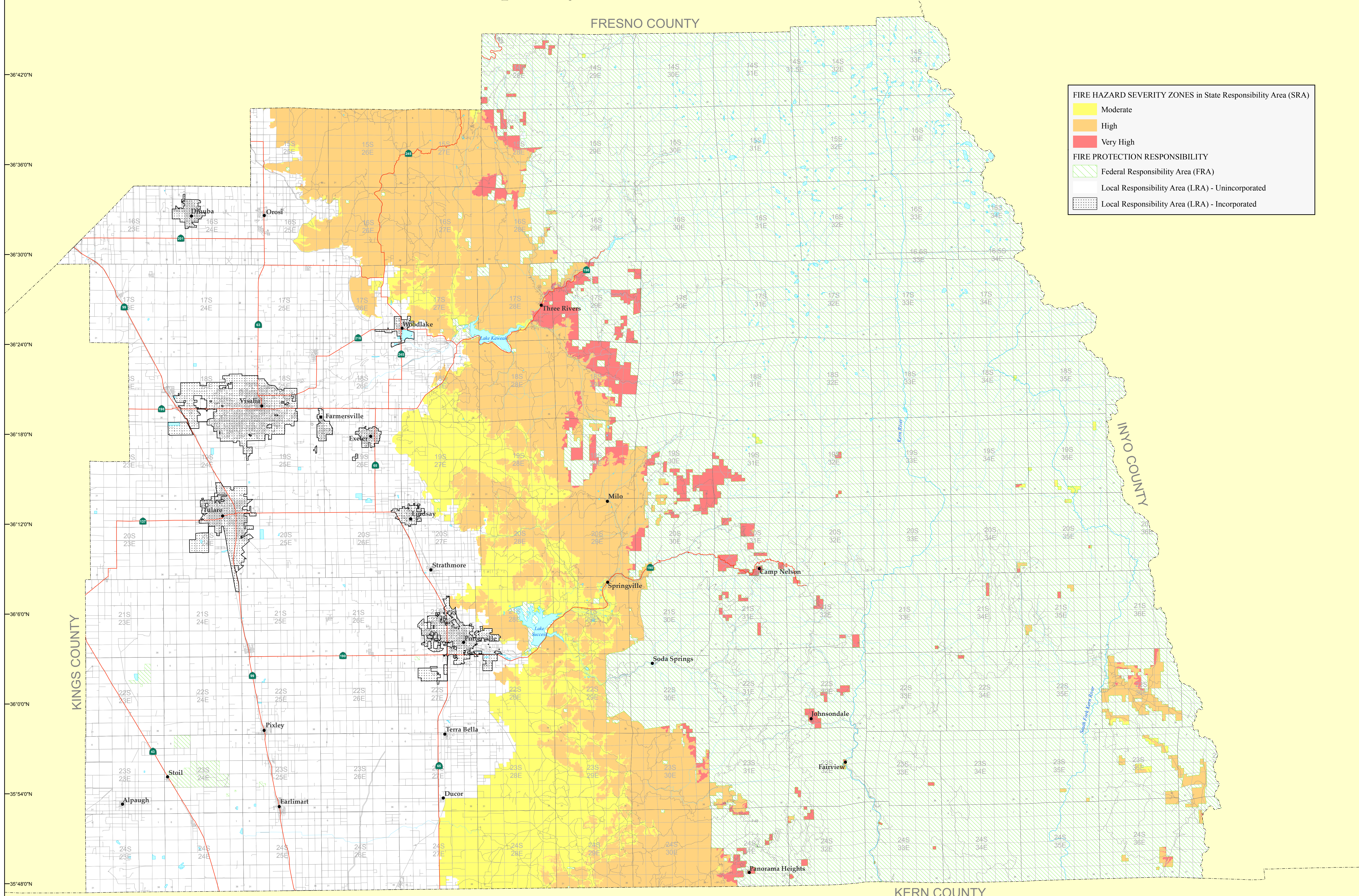
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## **Wildfire Maps**



## FIRE HAZARD SEVERITY ZONES IN SRA

Adopted by CAL FIRE on November 7, 2007

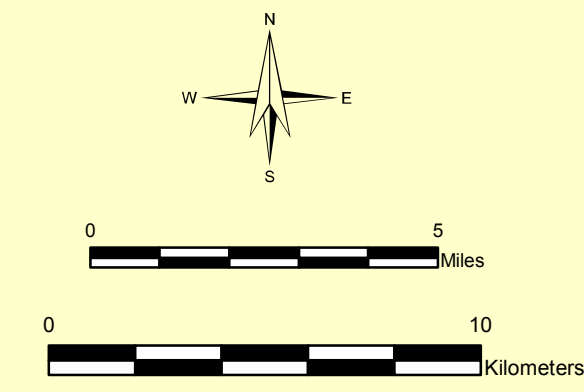
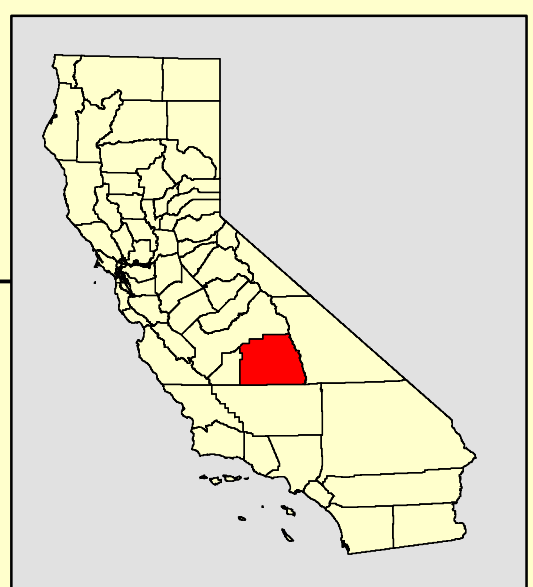


**FIRE HAZARD SEVERITY ZONES in State Responsibility Area (SRA)**

Moderate  
High  
Very High

**FIRE PROTECTION RESPONSIBILITY**

Federal Responsibility Area (FRA)  
Local Responsibility Area (LRA) - Unincorporated  
Local Responsibility Area (LRA) - Incorporated



Projection Albers, NAD 1927  
Scale 1: 175,000  
at 38" x 35"  
November 06, 2007

Public Resources Code 4201-4204 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA), based on relevant factors such as fuels, terrain, and weather. These statutes were passed after significant wildland-urban interface fires, consequently these hazards are described according to their potential for causing ignitions to buildings. These zones referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the wildland-urban interface zones.

These maps have been created by CAL FIRE's Fire and Resource Assessment Program (FRAP) using data and models describing development patterns, estimated fire behavior characteristics based on potential fuels over a 30-50 year time horizon, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure to new construction. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazardmethods.htm>.

The version of the map shown here represents the official "Maps of Fire Hazard Severity Zones in the State Responsibility Area of California" as required by Public Resources Code 4201-4204 and entitled in the California Code of Regulation, Title 14, Section 1280 Fire Hazard Severity Zones, and as adopted by CAL FIRE on November 7, 2007.

An interactive system for viewing map data is hosted by the UC Center for Fire at <http://firecenter.berkeley.edu/fhsz/>.

Questions can be directed to David Sappis, at 916.445.5360, [dave.sappis@fire.ca.gov](mailto:dave.sappis@fire.ca.gov).

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Resources,  
The Resources Agency  
Ruben Grijalva, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZS\_MAP  
DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FHSZS06\_3)  
CAL FIRE State Responsibility Areas (SRA05\_5)  
CAL FIRE Incorporated Cities (Incorp07\_3)  
PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)





**FRAP**  
Fire and Resource Assessment Program  
California Department of Forestry and Fire Protection

# TULARE COUNTY

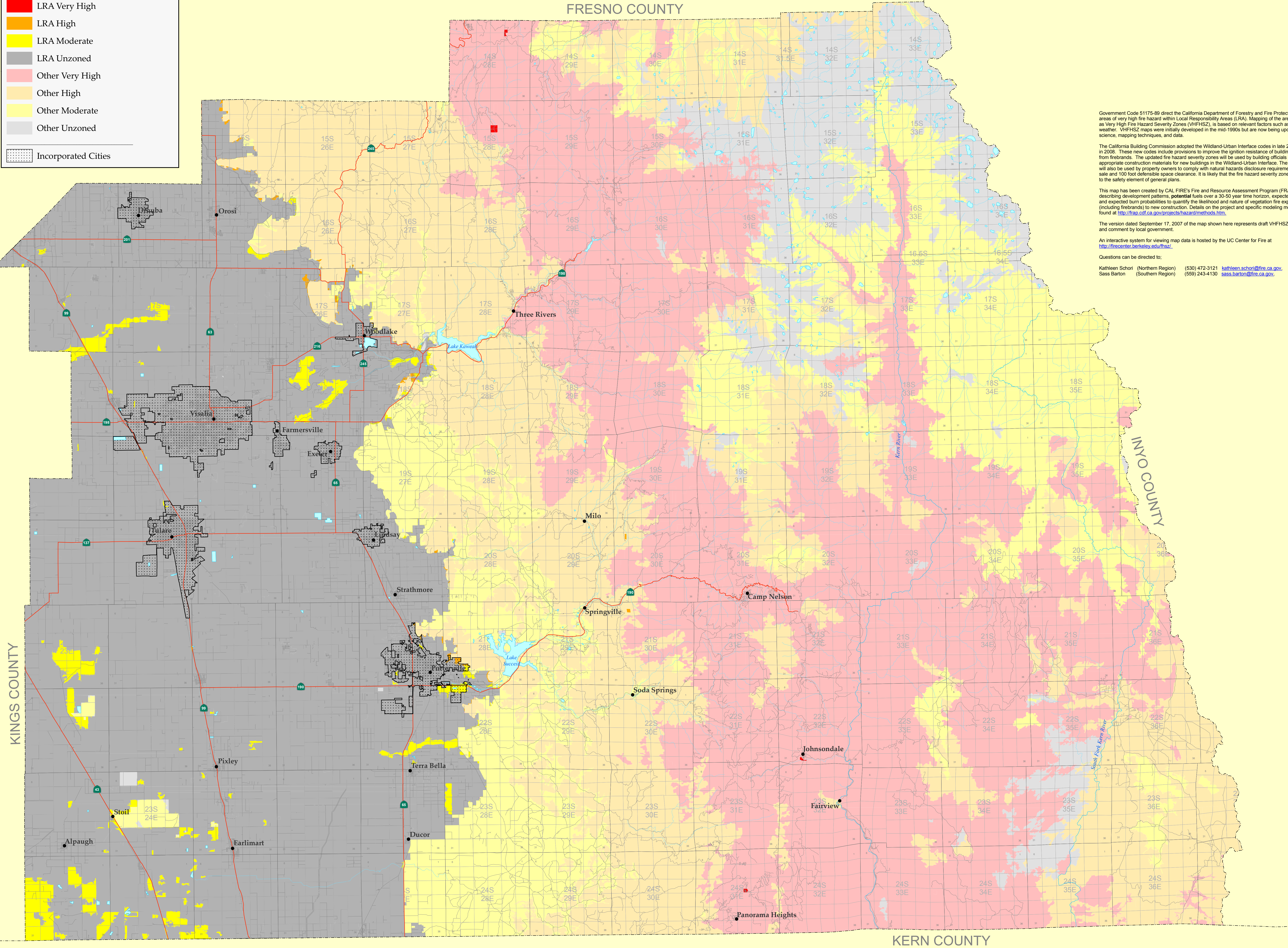
## DRAFT FIRE HAZARD SEVERITY ZONES IN LRA

**FIRE HAZARD SEVERITY ZONES**

	LRA Very High
	LRA High
	LRA Moderate
	LRA Unzoned
	Other Very High
	Other High
	Other Moderate
	Other Unzoned

Incorporated Cities

FRESNO COUNTY



Government Code 51175-89 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map areas of very high fire hazard within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on relevant factors such as fuels, terrain, and weather. VHFHSZ maps were initially developed in the mid-1990s but are now being updated based on improved science, mapping techniques, and data.

The California Building Commission adopted the Wildland-Urban Interface codes in late 2005 to be effective in 2008. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated fire hazard severity zones will be used by building officials to determine appropriate construction materials for new buildings in the Wildland-Urban Interface. The updated zones will also be used by property owners to comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

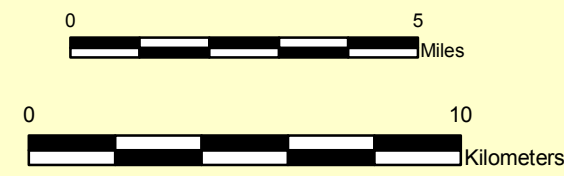
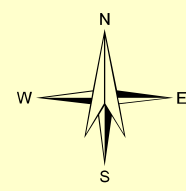
This map has been created by CAL FIRE's Fire and Resource Assessment Program (FRAP) using data and models describing development patterns, potential fuels over a 30-50 year time horizon, expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to new construction. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/docs/hazardmethods.htm>.

The version dated September 17, 2007 of the map shown here represents draft VHFHSZs within LRA, for review and comment by local government.

An interactive system for viewing map data is hosted by the UC Center for Fire at <http://firecenter.berkeley.edu/fhsz/>.

Questions can be directed to:

Kathleen Schori (Northern Region) (530) 472-3121 [kathleen.schori@fire.ca.gov](mailto:kathleen.schori@fire.ca.gov)  
Sass Barton (Southern Region) (559) 243-4130 [sass.barton@fire.ca.gov](mailto:sass.barton@fire.ca.gov)



Projection Albers, NAD 1927  
Scale 1: 175,000  
at 38" x 35"  
October 05, 2007



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The Resources Agency  
Ruben Grijalva, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZL06\_1\_MAP  
DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FHSZL06\_1)  
CAL FIRE State Responsibility Areas (SRA05\_4)  
CAL FIRE Incorporated Cities (Incorp07\_2)  
PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)



## **Attachment “F”**

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# **Mitigation Monitoring and Reporting Program**

## Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval		When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance		
						Initials	Date	Remarks
BIOLOGICAL RESOURCES								
Measures for Special Status Plant Species								
BIO-1	Pre-construction Survey – See Attached Tech Memo							
Measures for Special Status Animal Species								
BIO-2	Pre-construction Survey – See Attached Tech Memo							
Measures for Special Status Plant and Animal Species Identified in Pre-construction Surveys								
BIO-3	Employee Education Program – See Attached Tech Memo							
Measures for Nesting Raptors and Migratory Birds								
BIO-4	Avoidance – See Attached Tech Memo							
BIO-5	Pre-construction Survey – See Attached Tech Memo							
BIO-6	Pre-construction Survey – See Attached Tech Memo							
BIO-7	Buffers – See Attached Tech Memo							
Measures for Tipton Kangaroo Rat								
BIO-8	Pre-construction Survey – See Attached Tech Memo							
Measures for San Joaquin Kit Fox								
BIO-9	Pre-construction Survey – See Attached Tech Memo							
BIO-10	Avoidance – See Attached Tech Memo							
BIO-11	Minimization – See Attached Tech Memo							
BIO-12	Mortality Reporting – See Attached Tech Memo							
CULTURAL RESOURCES								
CUL-1	If, in the course of construction or operation within the Project area, any archaeological, historical, or paleontological resources are uncovered,							

## Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval		When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance		
						Initials	Date	Remarks
	discovered, or otherwise detected or observed, activities within fifty (50) feet of the find shall be ceased. A qualified archaeologist/paleontologist shall be contacted and advise the County of the site's significance. If the findings are deemed significant by the Tulare County Resources Management Agency, appropriate mitigation measures shall be required prior to any resumption of work in the affected area of the proposed Project. Where feasible, mitigation achieving preservation in place will be implemented. Preservation in place may be accomplished by, but is not limited to: planning construction to avoid archaeological/paleontological sites or covering archaeological/paleontological sites with a layer of chemically stable soil prior to building on the site. If significant resources are encountered, the feasibility of various methods of achieving preservation in place shall be considered, and an appropriate method of achieving preservation in place shall be selected and implemented, if feasible. If preservation in place is not feasible, other mitigation shall be implemented to minimize impacts to the site, such as data recovery efforts that will adequately recover scientifically consequential information from and about the site. Mitigation shall be consistent with CEQA Guidelines section 15126.4(b)(3).							
CUL-2	If cultural/archeological/paleontological resources are encountered during project-specific construction or land modification							



## Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval		When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance		
						Initials	Date	Remarks
	activities, work shall stop and the County shall be notified at once to assess the nature, extent, and potential significance of any cultural resources. If such resources are determined to be significant, appropriate actions shall be determined. Depending upon the nature of the find, mitigation could involve avoidance, documentation, or other appropriate actions to be determined by a qualified archaeologist. For example, activities within 50 feet of the find shall be ceased.							
<b>TRIBAL CULTURAL RESOURCES</b>								
CUL-1	See CUL-1							
CUL-2	See CUL-2							
TCR-1	Consistent with Section 7050.5 of the California Health and Safety Code and (CEQA Guidelines) Section 15064.5, if human remains of Native American origin are discovered during Project construction, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:							

## Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval		When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>a. The Tulare County Coroner/Sheriff must be contacted to determine that no investigation of the cause of death is required; and</li> <li>b. If the coroner determines the remains to be Native American:               <ul style="list-style-type: none"> <li>i. The coroner shall contact the Native American Heritage Commission within 24 hours.</li> <li>ii. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.</li> <li>iii. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or</li> </ul> </li> <li>2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in</li> </ul>							

Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval		When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<p>a location not subject to further subsurface disturbance.</p> <p>a. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>b. The descendant fails to make a recommendation; or</p> <p>c. The landowner or his authorized representative rejects the recommendation of the descendent.</p>							