

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: FNC Farming Annexation and Subdivision ProjectLead Agency: City of TulareContact Person: Steven SoppMailing Address: 411 E. Kern AvenuePhone: 559-684-4216City: TulareZip: 93274County: Tulare**Project Location:** County: Tulare City/Nearest Community: TulareCross Streets: SEC Prosperity Avenue and Morrison StreetZip Code: 93274Longitude/Latitude (degrees, minutes and seconds): 36 ° 13 ' 26 " N / 119 ° 18 ' 01 " W Total Acres: 140.32Assessor's Parcel No.: 172-010-021, & 022, 184-020-010, 172-080-002Section: 6Twp.: 20SRange: 25EBase: M.D.B.&M.Within 2 Miles: State Hwy #: SR-63, SR-137, SR-99Waterways: Tulare Canal, Tulare Colony Ditch, Bates Slough DitchAirports: Medford FieldRailways: Union PacifSchools: Alpine Vist, Mission Oak**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 556 Acres 140.32 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Agriculture / Existing AE-20, AE-40 / Proposed R-1-5, Rural Residential / Existing Residential Estate, Rural Residential / Proposed Low Density Residential, Rural Residential

Project Description: (please use a separate page if necessary)

Construction of 556 single-family residential units and a 5.47-acre central park and pond. Annexation of approximately 140.32-acres into the City limits of the City of Tulare, General Plan Amendment to change the existing land use designation from Residential Estate and Rural Residential to Low Density Residential and Rural Residential. Prezone area to R-1-5 (Single-family Residential 5,000 sq. ft. minimum lot area) and Rural Residential. The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, including the extension of North Oakmore Street. Morrison Street and Prosperity Avenue will be widened to their full planned right-of-way and curb, gutter, and sidewalk will be installed. The Project would not require demolition of any anchored structure, but there are approximately 33.9 acres of agricultural high tunnels that will be removed prior to construction. The construction of the Project will be in three phases.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

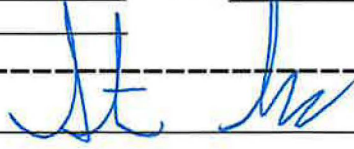
Local Public Review Period (to be filled in by lead agency)

Starting Date November 20, 2024 Ending Date January 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>4-Creeks</u>	Applicant: <u>San Joaquin Valley Homes</u>
Address: <u>324 S. Santa Fe St.</u>	Address: <u>5607 Avenida De Los Robles</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Visalia, CA 93291</u>
Contact: <u>Molly Baumeister, AICP</u>	Phone: <u>(559) 732-2660</u>
Phone: <u>(559) 802-3052</u>	

Signature of Lead Agency Representative: _____



Date: 11/18/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.