

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: Traver Urban Development Boundary Modification (GPA 25-003 & PZC 25-002)

Lead Agency: Tulare County Resource Management Agency Contact: Gary Mills, Chief Planner, Env. Planning Division

Mailing Address: 5961 S. Mooney Blvd. Phone: 559-624-7199

City: Visalia Zip: 93277-9394 County: Tulare County

Project Location: County: Tulare City/Nearest Community: Traver

Cross Streets: Merritt Drive, Road 44, Avenue 360 Zip Code: 93673

Assessor's Parcel No: 040-020-072, 040-010-028, 045-010-021 Total Acres: _____

Latitude/Longitude: 36° 26' 40.93" N / -119° 28' 30.19" W Section: 15&16Township: 17S Range: 23E Base: MDBM

Within 2 Miles: State Hwy: State Highway 99 Waterways: Travers Ditch and Banks Ditch

Airports: _____ Railways: _____ Schools: Traver Joint Elementary

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: 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 Pre-zone Redevelopment
 General Plan Element Planned Unit Dev. Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Sub.) Other _____

Development Type:

- Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Urban Development Boundary Modification
 Water Facilities: Type _____ MGD _____

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
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducing
 Coastal Zone Noise Solid/Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Transportation/Traffic/Circulation Other: Energy
 Other: Tribal Cultural Res. Other: Greenhouse Gases Other: _____

Present Land Use/Zoning/General Plan Designation: Valley Agriculture, Rural Valley Lands Plan (RVLP)/ AE-40 (Exclusive Agriculture – 40 acre minimum)

Project Description: See Attached

On December 16, 2014, the Tulare County Board of Supervisors (BOS) approved the Planning Branch's proposal to update the Traver Community Plan to become consistent with the Tulare County General Plan 2030 Update (General Plan). Although a ±750-acre study area, which included the existing ±368-acre Urban Development Boundary (UDB) and an additional ±383 acres outside of the UDB, was evaluated for the Traver Community Plan 2014 Update, the existing UDB remained unchanged. This Project proposes to modify the existing UDB (Figure 3) to include an additional ±238 acres, of which ±125 acres were included in the 2014 study area, directly east and south of the community. The Project area consists of Assessor Parcel Number (APN) 040-020-072 (±125 acres), the portion of APN 040-010-028 that is not within the existing UDB (±87 acres of a ±107-acre parcel), and the existing Traver Wastewater Treatment Facility (WWTF) located on APN 045-010-026 (±26 acres). The western Project boundary borders the existing Traver UDB, the northern boundary borders the existing Traver UDB south of Merritt Drive, the eastern boundary generally borders the west side of Road 44 and includes the WWTF on the east side of Road 44, and the southern boundary borders Avenue 360. The Project is located within the Traver USGS 7.5-Minute Quadrangle, within Sections 15 & 16, Township 17 South, Range 23 East, Mount Diablo Base and Meridian

The Project proposes new land use and zoning designations within a modified UDB for the community of Traver as shown in Figure 4. Entitlements required to modify the UDB include General Plan Amendment No. GPA 25-003, which would amend the existing "Valley Agriculture" land use designation of ±238 acres within the Rural Valley Lands Plan (RVLP) to "Mixed Use" while Zone Change No. PZC 25-002 would amend the existing AE-40 (Exclusive Agriculture – 40 acre minimum) zone to ±199 acres of R-1-MU (single family residential – mixed use overlay) and ±39 acres M-1-MU (light manufacturing – mixed use overlay) zones (see Figures 5 and 6).

The proposed changes to the land use designation and zoning would allow a mixture of non-agricultural uses, predominantly residential uses with supporting light industrial, commercial, open space and public facilities uses, to be developed within the modified UDB. The Project would *not* amend the Complete Streets Program, Road Maintenance Program, Bicycle and Pedestrian Plan, Sewer Collection Plan, or Water Distribution & Storm Water Sewer Plan as adopted in the Traver Community Plan.

The proposed Project would modify the UDB lines along logical alignments, such as property lines and roadways, and will provide developers with greater flexibility in location and project design of potential future development projects within the community.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 6
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Cochella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Wildlife Region # 4
- Food & Agriculture, Department of
- Forestry & Fire Protection, Department of
- General Services, Department of
- Health Care Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Other: San Joaquin Valley Air Pollution Control District
- Other: Tulare County Agricultural Commissioner
- Other: Tulare County Association of Governments
- Other: Tulare County Farm Bureau
- Other: Tulare County Fire Warden
- Other: Tulare County HHSA – Environmental Health
- Other: Tulare County Local Agency Formation Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Health, Department of
- Public Utilities Commission
- Regional WQCB # 5F
- Resources Agency
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers and Mtns Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: U.S. Forest Service
- Other: U.S. Natural Resources Conservation Service
- Other: U.S. Army Corps of Engineers
- Other: U.S. Fish and Wildlife Service
- Other: U.S. Naval Facilities Engineering Command
- Other: Tulare County Resources Conservation District
- Other: Tulare County Office of Emergency Services
- Other: Tulare County Sheriff's Office
- Other: Tulare County U.C. Cooperative Extension
- Other: Tulare County Resource Management (Fire, Flood, PW)

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


Starting Date: Friday, May 9, 2025 Ending Date: Monday, June 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: County of Tulare, c/o Resource Management Agency
 Address: _____ Address: 5961 S. Mooney Blvd.
 City/State/Zip: _____ City/State/Zip: Visalia, CA 93277
 Contact: _____ Phone: 559-624-7000
 Phone: _____

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director

Signature of Lead Agency Representative:  **Date:** 5/8/2025
 Gary A. Mills, Chief Planner, Environmental Planning Division

Signature of Lead Agency Representative:  **Date:** 5/8/2025
 Michael G. Washam, Associate RMA Director, Designee