

**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 Ranch (GPA 23-001, PZC 23-005, TSM 25-001 & DEV 25-001)

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: Avenue 368, Road 44, Avenue 360, & Road 36 Zip Code: 93637

Assessor's Parcel No: 040-010-027, 040-010-028, 040-020-072, and 045-010-021 Total Acres: 238

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

Within 2 Miles: State Hwy: State Route 99 Waterways: Traver Canal, Banks Ditch, Cross Creek Waste Way

Airports: \_\_\_\_\_ Railways: U.P.R.R Schools: Traver Joint Elementary School

**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 Agreement

**Development Type:**

- Residential: Units 1,205 Acres 120
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
 Commercial: Sq. ft. 228,690 Acres 15 Employees 45
 Industrial: Sq. ft. 198,198 Acres 13 Employees 130
 Educational: Junior High School, 10 acres, 600 students
 Recreational: Community Park, 5 acres
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
 Transportation: Type Local Road
 Mining: Mineral \_\_\_\_\_
 Power: Type \_\_\_\_\_ MW
 Waste Treatment: Type \_\_\_\_\_ MGD
 Hazardous Waste: Type \_\_\_\_\_
 Other: Mixed-Use, 23 acres

**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: Existing Agricultural Uses (tree crops) / "Valley Agriculture" Land Use / AE-40 (Exclusive Agriculture – 40 acre minimum) Zone

Project Description: See Attached

**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: July 7, 2025 Ending Date: August 6, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: Santa Lucia Ventures, LLC  
 Address: \_\_\_\_\_ Address: 3 Goodrich Trail  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: Carmel, CA 93923  
 Contact: \_\_\_\_\_ Phone: 559-351-2400  
 Phone: \_\_\_\_\_

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

Signature of Lead Agency Representative:  Date: July 3, 2025  
 Gary A. Mills, Chief Planner, Environmental Planning Division

Signature of Lead Agency Representative:  Date: July 3, 2025  
 Aaron Bock for Michael G. Washam, Associate RMA Director, Designee

## **PROJECT DESCRIPTION**

The Traver Ranch Project (GPA 23-001, PZC 23-005, TSM 25-001, and DEV 25-001) proposes to develop a ±234-acre mixed-use development comprised of predominantly residential uses with supporting industrial, commercial, open space and public facilities including a school in the unincorporated community of Traver in Tulare County, California. Four (4) entitlements from Tulare County are required for the proposal.

**General Plan Amendment No. GPA 25-003:** The Project proposes to amend the existing “Valley Agriculture” land use designation of ±238 acres within the Rural Valley Lands Plan (RVLP) to “Mixed Use.”. 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. The ±238-acre UDB Modification area includes ±125 acres that were included in the 2014 study area, directly east and south of the community. The UDB Modification 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.

**Zone Change No. PZC 25-002:** The Project proposes to amend the existing AE-40 (Exclusive Agricultural – 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.

**Vesting Tentative Subdivision Map No. TSM 25-001:** The Project proposes to develop a ±234-acre site currently planted with stone fruit (i.e., fruit with flesh of pulp enclosing a stone, such as a peach, plum, pluot or cherry) with a mixed-use development comprised of predominantly residential uses with supporting light industrial, commercial, open space and public facilities including a school. Specifically, the Project proposes to divide the ±234-acre site into 609 single-family residential parcels and 28 outlots. The mixed-use overlay zoning of the Project site will allow for a variety of “by-right” land uses to be developed on the outlots in the future. The development site is comprised of APNs 040-010-027 (±2 acres within the existing UDB), 040-010-028 (±107, acres with a portion within the existing UDB and a portion within the UDB Modification area) and 040-020-072 (±125 acres within the UDB Modification area).

**Development Agreement No. DEV 25-001:** The Project proposes a Development Agreement as defined in Government Code Title 7, Article 2.5 section 65864–65869.5 between Tulare County and the Project Developer. Said Development Agreement will define and establish, among other things, design, construction, maintenance and financing (anticipated Community Facilities District) of Project infrastructure and corresponding duties of the County and the Project applicant.

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 expanded 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.