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: General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03

Lead Agency: City of Visalia | Contact Person: Brandon Smith

Mailing Address: 315 E. Acequia Avenue | Phone: (559) 713-4636

City: Visalia | Zip: 93291 | County: Tulare

Project Location: County: Tulare | City/Nearest Community: Visalia

Cross Streets: N. Akers Street & W. Riggin Avenue, North West Corner | Zip Code: 93291

Longitude/Latitude (degrees, minutes and seconds): 36 ° 21 ′ 29 ″ N / 119 ° 21 ′ 7 ″ W Total Acres: 21

Assessor's Parcel No.: 077-100-103 | Section: 15 | Twp.: 18S | Range: 24E | Base: MDB&M

Within 2 Miles: State Hwy #: None | Waterways: St. Johns River, Mill Creek

Airports: None | Railways: SJRR | Schools: Ridgeview

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 ☐ 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 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Designation Change from Parks /Rec to Commercial Mixed Use

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:

General Plan Land Use Designation: Parks / Recreation. Zoning Designation: Quasi-Public (QP). Present Use: Agriculture.

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

The proposed General Plan Amendment (GPA) and Change of Zone (COZ) will establish a new General Plan land use designation and Zoning designation of Commercial Mixed Use (C-MU) on approximately 16 acres, on portions of the property facing the frontages of Akers Street and Riggin Avenue. The proposed GPA and COZ will leave approximately 5 acres with a General Plan land use designation of Parks/Recreation and a Zoning designation of Quasi-Public (QP), generally located on the northwest portion of the Project site. Currently, the project only affects the land use and zoning designations. No development is proposed in correlation with the Project.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. 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: _____
_____ Other: _____

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

Starting Date July 17, 2025 Ending Date August 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: City of Visalia
Address: 315 E. Acequia Avenue
City/State/Zip: Visalia, CA 93291
Phone: (559) 713-4636

Signature of Lead Agency Representative: Brandon Smith Digitally signed by Brandon Smith Date: 2025.07.16 15:02:31 -07'00' **Date:** July 15, 2025

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