

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: Draft Initial Study and Mitigated Negative Declaration for Tulare County Office of Education Administrative Office and Conference Center

Lead Agency: Tulare County Office of Education

Contact Person: Jeff Ramsay

Mailing Address: PO Box 5091

Phone: 559-733-6601

City: Visalia

Zip: 93278

County: Tulare

Project Location: County: Tulare

City/Nearest Community: Visalia

Cross Streets: Mooney Boulevard and Avenue 264

Zip Code: 93277

Longitude/Latitude (degrees, minutes and seconds): 36 ° 16 ' 27.2 " N / -119 ° 18 ' 33.7 " W Total Acres: 38.63

Assessor's Parcel No.: 122-470-003, 122-480-004, 122-480-008

Section: 18

Twp.: 19S

Range: 25E

Base: MDB

Within 2 Miles: State Hwy #: 63

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

CEQA: ☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other: _____

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other: ☐ Joint Document

☐ Final Document

☐ Other: _____

Local Action Type:

☐ General Plan Update

☒ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☒ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☒ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☐ Industrial: Sq.ft. _____ Acres _____ Employees _____

☒ Educational: Admin offices, classrooms, conference space, warehouse

☐ Recreational: _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☐ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☐ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☐ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☐ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☐ Wetland/Riparian

☐ Growth Inducement

☒ Land Use

☐ Cumulative Effects

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

AE-20 (Exclusive Agriculture, 20 Acre Minimum)

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

See attached

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".

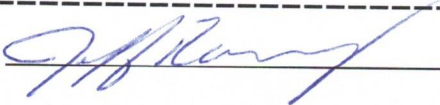
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____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

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

Starting Date 1/16/26 Ending Date 2/16/26

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:  Date: 1/29/26

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

The overall Project consists of annexation of approximately 38.63 acres to the City of Visalia, a Conditional Use Permit for approximately 27.92 acres of the area to be annexed, and a Lot Line Adjustment that would result in three lots totaling 25, 11.03 and 12.53 acres respectively being merged into two lots totaling 27.93 and 19.45 acres. The lot line adjustment would involve three parcels (APNs 122-470-003, 122-480-004, and 122-480-008). The Project will provide approximately 108,000 square feet of office and conference room space, three classrooms with a training kitchen totaling 6,200 square feet, and approximately 35,000 square feet of warehouse space. All buildings on this portion of the site will be single-story in height. A stormwater ponding basin will be constructed along the southern boundary of the property for on-site drainage. Parking facilities surrounding the development will provide 388 parking stalls, including 17 accessible spaces. Vehicular access to the site will be provided from South Mooney Boulevard/SR 63 to the west and Avenue 264/Liberty Road to the south. The primary use of this facility will be to host professional development training and workshops for District employees.