

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: Enterprise Street Annexation and Subdivision Project

Lead Agency: <u>City of Tulare</u>	Contact Person: <u>Steven Sopp</u>
Mailing Address: <u>411 E. Kern Avenue</u>	Phone: <u>559-684-4216</u>
City: <u>Tulare</u> Zip: <u>93274</u>	County: <u>Tulare</u>

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

Cross Streets: Southeast corner of Enterprise Street and Prosperity Avenue Zip Code: 93274

Longitude/Latitude (degrees, minutes and seconds): 36 ° 13 ' 12 " N / 119 ° 22 ' 56 " W Total Acres: 128.1

Assessor's Parcel No.: 168-010-001 & 037, 168-020-001 Section: 4 Twp.: 20S Range: 24E Base: M.D.B & M.

Within 2 Miles: State Hwy #: SR 63, 137, 99 Waterways: Cameron Creek, Sand Ditch, Kaweah Ditch

Airports: Medford Field Railways: Union Pacific Schools: Pleasant, Western, Maple

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>556</u> Acres <u>128.1</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture / AE-20, AE-40, Low Density Residential

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

See attached.

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".

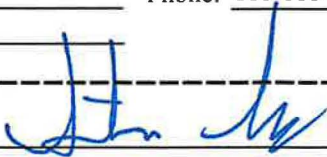
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 9, 2026 Ending Date April 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Lane Engineers Inc.</u>
Address: <u>1500 Iowa Avenue Ste 200</u>	Address: <u>979 N Blackstone Street</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Tulare, CA 93274</u>
Contact: <u>Courtney Davis</u>	Phone: <u>559-688-5263</u>
Phone: <u>951-824-8414</u>	

Signature of Lead Agency Representative:  Date: 3/2/2026

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

Project Description: The proposed project would consist of the annexation of nine parcels, totaling 128.1 acres, from the County of Tulare jurisdiction to the City of Tulare. The proposed project would include the development of three of the nine parcels proposed for annexation, totaling 116.53 acres. No development is proposed within the remaining six parcels proposed for annexation, totaling 11.57 acres. Any future development occurring within these six parcels would require a separate project-specific analysis.

The proposed project would construct a total of 566 single-family homes across three residential developments, identified as Wallace Estates, Pioneer Estates, and Pistachio Village. **Figure 1** identifies the location of the nine parcels proposed for annexation and the location of the three parcels proposed for development. Wallace Estates would develop 286 single-family homes, a 3.06-acre neighborhood park, and supporting landscaping, lighting, parking, vehicular and pedestrian circulation, and utility infrastructure. **Figure 2a** shows the site plan for Wallace Estates. Pioneer Estates would develop 131 single-family homes, a 1.40-acre neighborhood park, and supporting landscaping, lighting, parking, vehicular and pedestrian circulation, and utility infrastructure. **Figure 2b** shows the site plan for Pioneer Estates. Pistachio Village would develop 149 single-family homes, a 3.20-acre neighborhood park, and supporting landscaping, lighting, parking, vehicular and pedestrian circulation, and utility infrastructure. **Figure 2c** shows the site plan for Pistachio Village. It is anticipated that each residential development would be developed individually over the next 5 years.

In addition, the proposed project would construct curbing along the project frontages on North Enterprise Street and West Prosperity Avenue. The proposed project would construct a 12-foot-wide Class I bike path along the North Enterprise Street project frontage. The proposed project would also construct a 5-footwide concrete sidewalk along the project frontages on West Prosperity Avenue and West Pleasant Avenue.