

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: Clements Ranch Tentative Tract Map No. 5606

Lead Agency: City of Visalia Contact Person: Jarred Olsen
 Mailing Address: 315 E. Acequia Ave Phone: (559) 713-4449
 City: Visalia Zip: 93291 County: Tulare

Project Location: County: Tulare City/Nearest Community: Visalia
 Cross Streets: Lovers Lane and Caldwell Avenue Zip Code: 93292

Longitude/Latitude (degrees, minutes and seconds): 36 ° 18 ' 07 " N / 119 ° 15 ' 28 " W Total Acres: 78

Assessor's Parcel No.: 127-020-20 and 127-020-21 Section: 3 Twp.: 19S Range: 25E Base: MDBM

Within 2 Miles: State Hwy #: 198 Waterways: Cameron Creek, Tulare Irrigation Canal
 Airports: N/A Railways: SJVR Schools: Annie Mitchell, Mountain View, Pinkham, Mineral King

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input 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 checked="" 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 checked="" 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 checked="" 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>662</u> Acres <u>78</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 checked="" type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input 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:

Existing land use: agriculture; Existing zoning AE-20 (County); Existing general plan designation: High, Medium, Low Density Residential, Conservation

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

See separate page

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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 5/8/2026 Ending Date 6/7/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>QK, Inc.</u>	Applicant: <u>D.R. Horton</u>
Address: <u>5080 California Avenue, Suite 220</u>	Address: <u>400 E Main Suite 300</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Visalia, CA 93291</u>
Contact: <u>Jaymie Brauer</u>	Phone: <u>(559) 909-8173</u>
Phone: <u>(661) 616-2600</u>	

Signature of Lead Agency Representative: _____ Date: 05/07/2026

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

Clements Ranch Tentative Tract Map No. 5606

The Project site consists of approximately 370 multi-family high-density units, 153 single-family medium-density units in a gated community with a Homeowners Association (HOA), and 139 single-family low-density units in a non-gated community, for a total of approximately 662 units. The Project site area will have three phases of buildout:

- TD 1 – Phase 1: Development of lots 1-78, outlots A-E, G-I, and L, Sunnyside Avenue and Streets A, B, E, and C
- TD 1 – Phase 2: Development of lots 140-158, 197-231, 252-265, 286-292, and outlots O and P
- TD 2 – Phase 1: Development of lots 79-189, outlots F, J-K, and Streets A, C, E-H
- TD 2 – Phase 2: Development of lots 159-196, 232-251, 266-285, and outlots Q, R, and T

There is no proposed development of the multi-family units at this time; however, this area is considered Phase 3.

On- and off-site improvements include circulation roads, interior local streets, curbs, gutters, sound barriers, sidewalks, streetlights, neighborhood connections to walking trail, open spaces, landscaping, a water well to be maintained by the City of Visalia, and stormwater basins. All streets are to be offered for dedication for public street purposes.

All residential units will be equipped with 450-watt solar panels, utilize all electric appliances, and will be EV-ready (pre-wired during construction to allow for installation of an EV residential charger in the future). The multi-family portion of the Project will realign and underground the Tulare Irrigation Canal.

Outlots will be utilized and dedicated as follows:

- Outlots A, B, E, F, and J-L: Dedicated to the City of Visalia for open space, pedestrian, and public landscaping
- Outlots D and H: Dedicated to the City of Visalia for trail purposes
- Outlot C: For a water well that will be maintained by the City of Visalia
- Outlot G: Stormwater basin to be dedicated to the City of Visalia
- Outlot I: Dedicated to Tulare County Irrigation District
- Outlots M-R and T: Maintained by private HOA
- Outlot S: To be deeded to Southern California Edison (SCE)

Water will be provided by the California Water Service Company, and sewer will be provided by the City.

Discretionary Actions:

The following discretionary actions are required for the Project:

- Annexation into the City of Visalia (Annexation No. 2025-02)
- Annexation approval by Tulare County Local Agency Formation Commission (LAFCo)
- General Plan Amendment (GPA No. 2025-04) to modify existing General Plan designations to optimize the residential development on the parcel and amend Figure 4-1 of the Circulation Element
- Prezone to R-1-5 (Single-Family Residential), R-M-2 (Medium-Density Multi-Family Residential), R-M-3 (Multi-Family Residential) and QP (Quasi-Public)
- Tentative Tract Map No. 5606
- Conditional Use Permit (CUP) for a Planned Unit Development (PUD) (CUP No. 2025-24)

The Project site would be prezoned as R-1-5, R-M-2, R-M-3, and QP. The General Plan Amendment would modify the existing General Plan designations to optimize the residential development on the parcel and amend the Visalia Circulation Element to remove the “K” Avenue new one-mile-long, two-lane collector from Lovers Lane to Road 248, as referenced in Figure 4-1 Roadway Classifications and Table 4-5 Planned Circulation Improvements of the City’s General Plan. There is an SCE substation approximately 0.50 miles east of the Project site that would not allow for the extension of “K” Avenue. A new Sunnyside Avenue, one-mile-long, two-lane collector from the Lovers Lane/Sunnyside Avenue intersection to Road 248, is to be added to Figure 4-1 and Table 4-5. The CUP/PUD will allow certain deviations of the Visalia Municipal Code standards to develop single-family homes within the Medium-Density land use/R-M-2 designation, allow for reduced setbacks, street sizes, and parcel sizes for the medium density parcels.