

### 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

<b>SCH #</b>
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**Project Title:** Tentative Parcel Map No. 2018-01 and Conditional Use Permit No. 2018-03

Lead Agency: City of Visalia Contact Person: Brandon Smith, AICP  
 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. Dinuba Boulevard & W. Shannon Parkway Zip Code: 93291

Longitude/Latitude (degrees, minutes and seconds): 36 ° 21 ' 38 " N / 119 ° 17 ' 48 " W Total Acres: 5.88

Assessor's Parcel No.: 079-071-029 Section: 17 Twp.: 18S Range: 25E Base:  MDBM

Within 2 Miles: State Hwy #: 63 Waterways: St. Johns River, Modoc Ditch

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: River View & Shannon Ranch Elem.

**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:**

Governor's Office of Planning & Research

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

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**Development Type:**

- |                                                                                                  |                                                                |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Residential: Units _____ Acres _____                                    | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>34,600</u> Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>21,795</u> 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 checked="" type="checkbox"/> Other: <u>Parcel Map</u>   |
| <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 checked="" 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 checked="" 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 type="checkbox"/> Cumulative Effects                                         |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Energy, Tribal Cultural Resources</u> |

**Present Land Use/Zoning/General Plan Designation:**

Orchard / Commercial Mixed Use Zone District / Commercial Mixed Use General Plan Land Use Designation

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

Please see attached project description.

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".

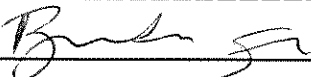
- |                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> Caltrans District # 6               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                               |
| <input checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 4              | <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 checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date October 3, 2019 Ending Date November 4, 2019

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

Consulting Firm: _____	Applicant: <u>City of Visalia</u>
Address: _____	Address: <u>315 E. Acequia Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Visalia, CA 93291</u>
Contact: _____	Phone: <u>(559) 713-4359</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/30/19

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

## **Notice of Completion & Environmental Document Transmittal**

**Project Title: Tentative Parcel Map No. 2018-01 and Conditional Use Permit No. 2018-03**

**Project Location - City: Visalia**

**Project Lead Agency: City of Visalia**

### **Project Description:**

Tentative Parcel Map No. 2018-01 is a request to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone.

Conditional Use Permit No. 2018-03 is a request to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed Use Commercial (CMU) Zone. The development will include a gasoline service station with up to an eight-station 4,395 sq. ft. fueling canopy, a 3,300 sq. ft. convenience store, and a 2,000 sq. ft. quick service restaurant; a 3,000 sq. ft. restaurant with drive-thru lane; a 4,700 sq. ft. multi-use retail building with drive-thru lane; a 4,400 sq. ft. car wash; and 34,600 sq. ft. of unspecified commercial uses (conceptually shown as medical office uses).

The project includes on and off-site improvements pertaining to the development of the commercial center, including but not limited to installation of access drives, parking lots, landscaping, utilities, curbs, gutters, and sidewalks, and acquisition of and development within right-of-ways that include a right-of-way dedication to CalTrans along an existing state route and construction of a raised median within an existing state route.

The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway within the City of Visalia, situated in Tulare County. (APN: 079-071-029)