



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

## Memorandum

**Date:** November 7, 2019  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2019109078  
**Cross Creek Bend Subdivision (TSM 19-003 AND PZV 19-018)**

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The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Hector Guerra  
Tulare County Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277-9394

**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: Cross Creek Bend Subdivision (TSM 19-003 AND PZV 19-018)

Lead Agency: Tulare County Resource Management Agency  
Mailing Address: 5961 S. Mooney Blvd.  
City: Visalia Zip: 93277-9394

Contact: Hector Guerra, Chief Environmental Planner  
Phone: 559-624-7121  
County: Tulare County

Project Location: County: Tulare

City/Nearest Community: Goshen (east)

Cross Streets: Avenue 308 Road 64

Zip Code: 93277

Latitude/Longitude: 36° 20' 55.68" N / 119° 26' 05.71" W

Total Acres: ±69

Assessor's Parcel No: 198-060-011 Section: 30 Township: 20S Range: 26 E Base: MDB&M

Within 2 Miles: State Hwy: SR 99 and SR 198 Railways: Union Pacific Schools: Goshen Elementary

Airports: Visalia Municipal Airport Waterways: Mill Creek ((south))

**Document Type:**

- CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR  Other: \_\_\_\_\_
- Early Cons  Neg Dec  Mit Neg Dec
- NEPA:  NOI  EA  Draft EIS  FONSI
- Other:  Joint Document  Final Document  Other \_\_\_\_\_

**Local Action Type:**

- General Plan Update  Specific Plan  Rezone  Annexation
- General Plan Amendment  Master Plan  Pre-zone  Redevelopment
- General Plan Element  Planned Unit Dev.  Use Permit  Coastal Permit
- Community Plan  Site Plan  Land Division (Sub.)  Other Variance

**Development Type:**

- Residential: Units 405 Acres 69
- 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: \_\_\_\_\_

**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
- Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian
- Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducing
- Coastal Zone  Noise  Solid/Waste  Land Use
- Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects
- Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy and Tribal Cultural Resources

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

C-2-MU (General Commercial-Mixed Use)

1. **Project Description:** The proposal is to develop 405 single-family residences on APN 073-060-032 at the southwest corner Avenue 308 and Road 64 within the Goshen Community Plan Urban Development Boundary area. The 69.13-acre site will have a density of 6.27 units per acre constructed on 64.5 acres (approximately 93% of the site). The remaining acreage will be utilized as open space in the form of a stormwater detention basin and roadways with curbs, gutters, and sidewalks. Residential parcels will be ±4,700 square feet on average. The proposed Project will be developed in four (4) phases: Phase 1 - 100 lots; Phase 3 - 93 lots; Phase 2 - 111 lots; and Phase 4 - 99 lots.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

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| <input checked="" type="checkbox"/> Air Resources Board                                    | <input type="checkbox"/> Office of Emergency Services  |
| <input type="checkbox"/> Boating & Waterways, Department of                                | <input checked="" type="checkbox"/> Office of Historic Preservation                          |
| <input type="checkbox"/> California Highway Patrol   | <input type="checkbox"/> Office of Public School Construction                                |
| <input checked="" type="checkbox"/> Caltrans District # 6                                  | <input type="checkbox"/> Parks & Recreation, Department of                                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics                                  | <input type="checkbox"/> Pesticide Regulation, Department of                                 |
| <input type="checkbox"/> Caltrans Planning   | <input type="checkbox"/> Public Health, Department of  |
| <input type="checkbox"/> Central Valley Flood Protection Board                             | <input checked="" type="checkbox"/> Public Utilities Commission                              |
| <input type="checkbox"/> Cochella Valley Mtns. Conservancy                                 | <input checked="" type="checkbox"/> Regional WQCB # 5F (attn: Doug Patteson)                 |
| <input type="checkbox"/> Coastal Commission  | <input checked="" type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board  | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                      |
| <input checked="" type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy                |
| <input type="checkbox"/> Corrections, Department of  | <input type="checkbox"/> San Joaquin River Conservancy                                       |
| <input type="checkbox"/> Delta Protection Commission                                       | <input type="checkbox"/> Santa Monica Mountains Conservancy                                  |
| <input type="checkbox"/> Education, Department of  | <input type="checkbox"/> State Lands Commission  |
| <input checked="" type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 4                             | <input checked="" type="checkbox"/> SWRCB: Water Quality                                     |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of              | <input type="checkbox"/> Tahoe Regional Planning Agency                                      |
| <input checked="" type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                  |
| <input type="checkbox"/> Health Care Services, Department of                               | <input type="checkbox"/> Water Resources, Department of                                      |
| <input type="checkbox"/> Housing & Community Development                                   | <input type="checkbox"/> Other: <u>U.S. Natural Resources Conservation Service</u>           |
| <input type="checkbox"/> Integrated Waste Management Board                                 | <input type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission                    | <input type="checkbox"/> Other: <u>U.S. Naval Facilities Engineering Command</u>             |
| <input type="checkbox"/> S Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> Other: <u>Tulare County HHSA – Environmental Health</u>             |
| <input type="checkbox"/> S Other: <u>Tulare County Agricultural Commissioner</u>           | <input type="checkbox"/> S Other: <u>Tulare County Office of Emergency Services</u>          |
| <input type="checkbox"/> S Other: <u>Tulare County Association of Governments</u>          | <input type="checkbox"/> S Other: <u>Tulare County Resources Conservation District</u>       |
| <input type="checkbox"/> S Other: <u>Tulare County Farm Bureau</u>                         | <input type="checkbox"/> S Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> |
| <input type="checkbox"/> S Other: <u>Tulare County Fire Warden</u>                         | <input type="checkbox"/> S Other: <u>Tulare County Sheriff's Office</u>                      |
| <input type="checkbox"/> S Other: <u>Tulare County U.C. Cooperative Extension</u>          | <input type="checkbox"/> S Other: <u>Goshen Community Service District</u>                   |

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

Starting Date: October 25, 2019 Ending Date: November 29, 2019

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

Consulting Firm: \_\_\_\_\_ Applicant: Smee Homes Inc.  
 Address: \_\_\_\_\_ Address: 444 N. Prospect # A  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: Porterville, CA 93257  
 Contact: \_\_\_\_\_ Phone: (559) 788-0525  
 Phone: \_\_\_\_\_

Signature of Lead Agency Representative:  Date: 11/7/19  
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 11/7/19  
 Reed Schenke, Director/Environmental Assessment Officer