

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 # 2021050418

Project Title: Carleton Acres Specific Plan

Lead Agency: City of Visalia Contact Person: Brandon Smith
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. Shirk Road and Riggan Avenue Zip Code: 93291

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: Approx. 507 acres

Assessor's Parcel No.: 077-100-088 and 077-100-105 Section: 27 Twp.: 18S Range: 24E Base: MDBM

Within 2 Miles: State Hwy #: 198 Waterways: Modoc Ditch and various irrigation canals

Airports: N/A Railways: N/A Schools: Ridgeview/Hurley/Willow

Document Type:

- CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [x] Specific Plan [x] Rezone [x] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [x] Residential: Units 3262 Acres
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[x] Commercial: Sq.ft. Acres 35 Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[x] Educational: approx. 13 acres for potential school site Waste Treatment: Type MGD
[x] Recreational: approx. 17.3 acres of parks/trails/rec facilities Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Currently used for agriculture/ designated and zoned for residential, commercial, public/instit., and park/recreation.

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

The Project Applicant is proposing a Specific Plan to develop approximately 507-acres of land into a mixed-use development. The Project will feature a variety of uses including single-family residential, multi-family housing, commercial, educational, and parks/trails facilities. The proposal features several different types of housing for a total of up to 3,262 residential units at buildout. The proposed Project also includes up to 35.1 acres of commercial development, land for a potential future school site, and approximately 17.3 acres for parks/trails/recreational facilities. Various other infrastructure improvements will be required by the Project.

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".

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| <input checked="" type="checkbox"/> Air Resources Board                   | <input checked="" 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 # _____                    |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Resources Agency                                    |
| <input checked="" 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 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 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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development       |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission   |  |

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

Starting Date May 4, 2023 Ending Date June 19, 2023

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

Consulting Firm: <u>Crawford &amp; Bowen Planning, Inc.</u>	Applicant: <u>West Star Construction</u>
Address: <u>113 N. Church St., Suite 302</u>	Address: <u>13837 S. Zediker Ave.</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Kingsburg, CA 93631</u>
Contact: <u>Travis Crawford, AICP</u>	Phone: <u>559-897-0349</u>
Phone: <u>(559) 840-4414</u>	

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**Signature of Lead Agency Representative:**  **Date:** 5/3/2023

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