

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: Chandler Grove Master Plan and Annexation Project

Lead Agency: City of Tulare Contact Person: Mar io Anaya
 Mailing Address: 411 E. Kern Avenue Phone: (559) 684-4223
 City: Tulare Zip: 93274 County: Tulare

Project Location: County: Tulare City/Nearest Community: Tulare
 Cross Streets: Northeast corner of Bardsley Avenue and Oakmore Street Zip Code: 93274
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 11 ' 54 " N / 119 ° 17 ' 37 " W Total Acres: 862.67
 Assessor's Parcel No.: 184-050-007, 034, 035, 010, 184-080-005 Section: 8 Twp.: 20S Range: 25E Base: M.D.B.&M
 Within 2 Miles: State Hwy #: SR-137, SR 63, SR Waterways: Bates Slough, Tulare Main Canal, Kaweah Ditch
 Airports: Medford Field Railways: Union Pacific Schools: Alpine Vista, Mission Oak, Cypress

Document Type:

CEQA: NOP 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: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone 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:

Residential: Units 1,197 Acres 163.1
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 10.8 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
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture, COS / Existing AE-20, Proposed, R-1-5, RM-2, RM-3, C-3 / Existing COS North TOD

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

The proposed Project consists of a mixed-use development on approximately 231 acres of active agricultural land in Tulare County, CA. Approximately 10.3 acres of perimeter right-of-way would be dedicated as part of the project, leaving approximately 220 acres for development. Once developed, proposed project site would include approximately 1,197 total units of low, medium, and high-density residential (163.1 acres), a central park (14.1 acres), a neighborhood commercial center (10.8 acres), a school (4.9 acres), and a community center (0.78 acres). Parks would act as natural areas, provide stormwater detention, and include playgrounds, plazas and shelters, open turf areas for field sports, as well as trails for recreation. Trails throughout the site would connect to schools, parks, the community center and the commercial center. An open irrigation canal currently passes through the property from the north to the south and would be piped underground within the same general alignment during project development and flow through the channel would not be changed.

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 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 September 9, 2022 Ending Date October 10, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Toor Capital LLC</u>
Address: <u>4900 California Avenue Suite 210-B</u>	Address: <u>27725 Road 92</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Visalia, CA 93277</u>
Contact: <u>Ronell Candia, Senior Project Manager</u>	Phone: _____
Phone: <u>(661) 509-2787</u>	

Signature of Lead Agency Representative:  Date: 9-8-2022

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