

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: Morgan Convenience Store/Mini – Storage/Service Commercial Uses (GPA 21-001 & PZC 22-007)

Lead Agency: Tulare County Resource Management Agency Contact: Hector Guerra, Chief Environmental Planner

Mailing Address: 5961 S. Mooney Blvd. Phone: 559-624-7121

City: Visalia Zip: 93277-9394 County: Tulare County

Project Location: County: Tulare City/Nearest Community: Visalia

Cross Streets: Ave 280/Caldwell Ave & Road 140/ Lovers Lane Zip Code: _____

Assessor's Parcel No: 127-010-035 & 127-010-037 Total Acres: 13.86 acres

Section: 10 Township: 19S Range: 25E Base: MDBM Latitude/Longitude: ° ' " N / ° ' " W

Within 2 Miles: State Hwy: State Route 63 Waterways: Cameron Creek & Extension Ditch

Airports: _____ Railways: BNR

Schools: Annie R. Mitchell Elementary School and Blue Oak Academy Charter School

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 Pre-zone Redevelopment
 General Plan Element Planned Unit Dev. Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Sub.) Other

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. 200000 Acres 13.86 Employees 6-20
 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: mini storage, Convenience Store (with gas station)

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 Transportation/Traffic/Circulation Other: Energy
 Other: Tribal Cultural Res. Other: Greenhouse Gases Other: Utilities/Service Systems Other: Wildfire

Present Land Use/Zoning/General Plan Designation: Land Use : From "Heavy Industrial" and "Low-Medium Density" to "Service Commercial". Zoning: from AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) and C-1 (Neighborhood Commercial Zone) to C-3 (Service Commercial Zone).

Project Description: The applicant is requesting to change the County's land use designation within the Urban Area Boundary (UAB) and Urban Development Boundary (UDB) of Visalia, on approximately 8.46 gross acres, from "Heavy Industrial" to "Service Commercial" and change the Land Use Designation on approximately 5.4 gross acres from "Low-Medium Density" to "Service Commercial" and change the zone districts from AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) and C-1 (Neighborhood Commercial Zone) to C-3 (Service Commercial Zone). The purpose of the application is to facilitate the establishment of a convenience store, self-storage (mini-warehouses), and future service commercial uses. The proposed Project site is located directly southeast of the City of Visalia.

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."

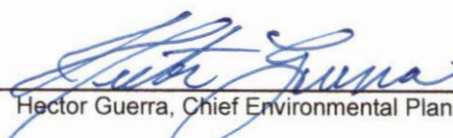
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> 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 |
| <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"/> S Other: <u>U.S. Forest Service</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> S Other: <u>U.S. Natural Resources Conservation Service</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> S Other: <u>U.S. Army Corps of Engineers</u> |
| <input type="checkbox"/> S Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> S Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> S Other: <u>Tulare County Agricultural Commissioner</u> | <input type="checkbox"/> S Other: <u>U.S. Naval Facilities Engineering Command</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 Office of Emergency Services</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 HHSA – Environmental Health</u> | <input type="checkbox"/> S Other: <u>Tulare County U.C. Cooperative Extension</u> |
| <input type="checkbox"/> S Other: <u>Tulare County Local Agency Formation Commission</u> | <input type="checkbox"/> S Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> |
| <input type="checkbox"/> S Other: <u>Kaweah Delta Water Conservation District</u> | <input type="checkbox"/> S Other: <u>Greater Kaweah GSA</u> |


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

Starting Date: October 7, 2022 Ending Date: November 6, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Chase Morgan</u>
Address: _____	Address: <u>3600 W. Mineral King, Ste. B</u>
City/State/Zip: _____	City/State/Zip: <u>Visalia, CA 93277</u>
Contact: _____	Phone: <u>(559)300-7780</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 10/6/22
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 10/6/22
 Reed Schenke, Director/Environmental Assessment Officer