

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: Akers Business Park (GPA 22-003 & PZC 22-003 & PPM 23-007)

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: Tulare

Cross Streets: southwest corner of Road 100 (Akers/Oaks) and Ave 256 (Oakdale Ave) Zip Code: 93274

Assessor's Parcel No: 149-090-006 Total Acres: ±65.4

Latitude/Longitude: 36° 15' 16.65" N / 119° 20' 27.07" W Section: 27 Township: 19S Range: 24E Base: MDBM

Within 2 Miles: State Hwy: SR 99, SR 63 (Mooney Blvd) Airports: _____ Railways: Union Pacific

Schools: Heritage Elementary School & Mission Valley Elementary

Waterways: TID canals (north & southeast), Cameron Creek & Packwood Creek (north), Rocky Ford Ditch &

Railroad Ditch (west)

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 Parcel Map

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. _____ Acres 65.45 Employees 400
 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 Transportation/Traffic/Circulation Other: Energy
 Other: Tribal Cultural Res. Other: Greenhouse Gases Other: _____

Present Land Use / Zoning / General Plan Designation: Agricultural (nut orchard) / Exclusive Agriculture / Valley Agriculture

Project Description: The proposed Project will include the development of a commercial business park on approximately 65.45 acres located at the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route (SR) 99. The proposed Project includes a General Plan Amendment to change the Land Use Designation from "Valley Agriculture" to "Mixed Use," a Zone Change to rezone the property from AE-20 (Exclusive Agricultural – 20 Acre Minimum) to C-3-MU (Service Commercial with a Mixed-Use Overlay Zone), and a Tentative Parcel Map to facilitate the development of the proposed Akers Business Park as a mixed use commercial project. The Project includes the expansion of the existing Magic Touch Recreational Vehicle Sales facility south of the proposed Project (3567 N. Oaks St. Tulare, CA 93274), contractor offices, boat sales, and other related uses allowed in the C-3-MU Zone.

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 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"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: <u>U.S. Natural Resources Conservation 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"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> Other: <u>City of Tulare</u> |
| <input type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u> | <input type="checkbox"/> Other: <u>Tulare Irrigation District</u> |
| <input type="checkbox"/> Other: <u>Tulare County Association of Governments</u> | <input type="checkbox"/> Other: <u>Tulare County Resources Conservation District</u> |
| <input type="checkbox"/> Other: <u>Tulare County Farm Bureau</u> | <input type="checkbox"/> Other: <u>Tulare County Office of Emergency Services</u> |
| <input type="checkbox"/> Other: <u>Tulare County Fire Warden</u> | <input type="checkbox"/> Other: <u>Tulare County Sheriff's Office</u> |
| <input type="checkbox"/> Other: <u>Tulare County HHSA – Environmental Health</u> | <input type="checkbox"/> Other: <u>Tulare County U.C. Cooperative Extension</u> |
| <input type="checkbox"/> Other: <u>Tulare County Local Agency Formation Commission</u> | <input type="checkbox"/> Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> |

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

Starting Date: February 15, 2023 Ending Date: March 17, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>NFDI, LLC</u>
Address: _____	Address: <u>1878 N. Mooney Blvd</u>
City/State/Zip: _____	City/State/Zip: <u>Tulare, CA 93724</u>
Contact: _____	Phone: <u>559-799-6993</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 02/09/23
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 2/9/23
 Reed Schenke, Director/Environmental Assessment Officer