

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: Visalia Ranch at St Johns (TSM 22-002, PZC 22-012, WAC 22-005, WAN 22-018)

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: Southwest of the Road 132 and Karolina Drive intersection Zip Code: 93292

Assessor's Parcel No: 079-073-001, 079-071-014, and 079-072-005 Total Acres: ±67.60

Latitude/Longitude: _____ Section: 17 Township: 18S Range: 25E Base: MDBM

Within 2 Miles: State Hwy: SR 63 (Mooney Blvd) Airports: _____ Railways: _____

Schools: Four Creeks Elem., Riverway Elem., Crowley Elem., Golden Oak Elem., Valley Oak Middle School

Waterways: St Johns River (south)

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Pre-zone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Dev. | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Sub.) | <input checked="" type="checkbox"/> Other <u>Parcel Map</u> |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>35</u> Acres <u>67</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid/Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Transportation/Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Energy</u> |
| <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Res.</u> | <input checked="" type="checkbox"/> Other: <u>Greenhouse Gases</u> | <input checked="" type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Other: _____ |

Present Land Use / Zoning / General Plan Designation: Agricultural (nut orchard) / Exclusive Agriculture and R-A-100

Project Description: The proposed Project consists of subdividing approximately 67.60 acres into 35 single-family residential parcels ranging in size from 1.0 - 2.5 acres with associated access roads, lighting and landscaping. Specifically, the Project includes 24 1.0-acre parcels and 11 2.5-acre parcels. The proposed Project site covers three land parcels: APN 079-073-001, zoned as R-A-100, and APNs 079-071-014 and 079-072-005, zoned as AE-20. To accommodate the proposed Project a Williamson Act Partial Non-Renewal (WAN 22-018) was approved by the Tulare County Board of Supervisors (Board) on February 7, 2023, and a Williamson Act Cancellation (WAC 22-005) was approved by the Board on April 4, 2023. The proposed Project will also require Board approval of a Zone Change from R-A-100 and AE-20 to R-A-110 (PZC 22-012) and a Tentative Subdivision Map (TSM 22-002).

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 |
| <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 Visalia</u> |
| <input type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u> | <input type="checkbox"/> Other: <u>Visalia Unified School 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: April 19, 2023 Ending Date: May 19, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>4 Creeks, Inc.</u>	Applicant: <u>Malli Investment, LLC</u>
Address: <u>324 S. Santa Fe St., Ste. A</u>	Address: <u>9201 Avenue 272</u>
City/State/Zip: <u>Visalia, CA 93292</u>	City/State/Zip: <u>Visalia, CA 93277</u>
Contact: <u>David Duda</u>	Phone: _____
Phone: <u>(559) 902-3052</u>	

Signature of Lead Agency Representative:  Date: 04/17/23
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 04/18/23
 Reed Schenke, Director/Environmental Assessment Officer