

**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: Conway/Dias Property Tentative Subdivision Map (TSM 23-001)

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: Goshen

Cross Streets: northwest corner of Avenue 304 and Road 64 Zip Code: 93291

Assessor's Parcel No: 073-060-013 and 073-060-044 Total Acres: 54.21

Latitude/Longitude: 36° 20' 43.16" N / 119° 26' 13.72" W Section: 23 & 24 Township: 18S Range: 23E Base: MDBM

Within 2 Miles: State Hwy: State Route 99 Waterways: Mill Creek Ditch

Airports: Visalia Municipal Airport Railways: Union Pacific Schools: Goshen Elementary 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 Subdivision Map

**Development Type:**

- Residential: Units 303 Acres 54.21
- Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ 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
- 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: C-2-MU (General Commercial Mixed Use)

Project Description: The Project proposes the subdivision and development of a 303-unit residential development on 54.21 gross acres within the Community of Goshen in Tulare County. The proposed Project site is zoned C-2-MU (General Commercial Mixed Use) and is designated Single Family Residential. The proposed Project includes 133 low-density homes (lots averaging 6,480 sf) 170 medium-density homes (lots averaging 2,880 sf), a 2-acre park, and a 1.22-acre drainage pond (basin).

**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"/> 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>Visalia Unified School District</u>                   | <input type="checkbox"/> S Other: <u>Goshen Community Service District</u>                   |
|  | <input type="checkbox"/> S Other: <u>Greater Kaweah GSA</u>                                  |

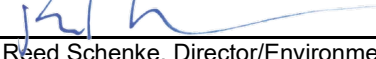
**Local Public Review Period (to be filled in by lead agency)**

Starting Date: May 26, 2023 Ending Date: June 26, 2023

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

Consulting Firm: _____	Applicant: <u>San Joaquin Valley Homes</u>
Address: _____	Address: <u>5607 Avenida de las Robles</u>
City/State/Zip: _____	City/State/Zip: <u>Visalia, CA 93291</u>
Contact: _____	Phone: <u>559-732-2660</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 05/24/23  
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 5/24/23  
 Reed Schenke, Director/Environmental Assessment Officer