

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: Lago Subdivision

Lead Agency: City of Tulare Contact Person: Steven Sopp
 Mailing Address: 411 E. Kern Avenue Phone: (559) 684-4216
 City: Tulare Zip: 93274 County: Tulare

Project Location: County: Tulare City/Nearest Community: Tulare
 Cross Streets: Cartmill Avenue, Mooney Blvd. (SR - 63) Zip Code: 93274
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 14 ' 20 " N / 119 ° 18 ' 52 " W Total Acres: 14.06
 Assessor's Parcel No.: 149-380-032 and 149-390-022 Section: 36 Twp.: 19S Range: 24 E Base: M.D.B.&M.
 Within 2 Miles: State Hwy #: SR-63, SR-99, SR-137 Waterways: Miot Ditch, Liberty Ditch, Kaweah Ditch, Tulare Canal
 Airports: Medford Field Railways: Union Pacific Schools: Liberty, Mission Valley

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: _____

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 125 Acres 14.06
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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:

Vacant / C-3 (Retail Commercial / Community Commercial / GPA, ZA proposed)

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

The proposed project involves the development of 125 single-family residential units on 14.06 acres. The typical lot size for the proposed project is 2,880 SF (32' x 90'). Homes will include both single and two car garages. The project will require a general plan amendment to change the land use designation from Community Commercial to Low Density Residential, a rezone of the site from C-3 (Retail Commercial) to R-1-4(Small Lot Residential), and a Specific Plan amendment to amend the Del Lago Specific Plan land use designation for the project site from Community Commercial to Single Family Residential and to add development standards specific to the proposed project which do not adhere to the R-1-4 zoning designation. The proposed project would result in on-site infrastructure improvements, including new local residential streets and new and relocated utilities. The proposed project would include ROW dedications and street improvements, including frontage improvements on Cartmill Avenue, Mooney Blvd, and Ribolla Avenue.

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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <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 checked="" 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 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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 01/25/2024 Ending Date 02/25/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>4 Creeks</u>	Applicant: <u>San Joaquin Valley Homes</u>
Address: <u>324 S. Santa Fe Street, Suite A</u>	Address: <u>5607 Ave de Los Robles</u>
City/State/Zip: <u>Visalia CA 93292</u>	City/State/Zip: <u>Visalia, CA 93291</u>
Contact: <u>Ellie Krantz</u>	Phone: <u>559-732-2660</u>
Phone: <u>559-802-3052</u>	

Signature of Lead Agency Representative:  Date: 1/22/24

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