

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: Lekkerkerker Subdivision

Lead Agency: City of Tulare Contact Person: Julian Reynaga
 Mailing Address: 411 East Kern Avenue Phone: 559-684-3125
 City: Tulare Zip: 93274 County: Tulare

Project Location: County: Tulare City/Nearest Community: Tulare
 Cross Streets: Paige and South Pratt Street Zip Code: 93274

Longitude/Latitude (degrees, minutes and seconds): 36 ° 11 ' 00 " N / 119 ° 21 ' 07 " W Total Acres: 57.31

Assessor's Parcel No.: 174-030-009 & 174-030-010 Section: 15 Twp.: 20 S Range: 24 E Base: Diablo

Within 2 Miles: State Hwy #: 99 Waterways: City Pump Ditch, Main Canal, Sanchez Ditch, Westside Ditch

Airports: Mefford Field Airport Railways: Union Pacific Schools: Countryside Highschool

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 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 228 Acres 57.31
 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:

R-1-5 and R-1-6 Low Density Residential

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

The Lekkerkerker Subdivision Project proposes the construction of 228 single-family residential units on the north side of Paige Avenue and east of South Pratt Street. The project plans subdivide 57.31 acres of vacant land into 84 lots that are a minimum of 5,000 square feet each and 144 lots that are a minimum of 6,000 square feet each. The proposed project would result in on-site infrastructure improvements, including improvement of new city streets within the subdivision. Construction is proposed over three phases. The first phase will construct 113 homes, the second phase will construct 73 homes, and the final phase will construct 42 homes. Construction is to begin in 2025 and continue as market conditions permit.

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".

<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 type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 # <u>4</u>	<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 checked="" 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 December 6th, 2024 Ending Date January 6th, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>4 Creeks, Inc</u>	Applicant: <u>Artemis Partners LLC</u>
Address: <u>324 South Sante Fe, Street Suite A</u>	Address: <u>324 South Sante Fe, Steet Suite A</u>
City/State/Zip: <u>Visalia CA 93291</u>	City/State/Zip: <u>Visalia CA 93291</u>
Contact: <u>Molly Baumiester</u>	Phone: <u>(559) 737-3748</u>
Phone: <u>(820) 346-9558</u>	

Signature of Lead Agency Representative: Julian Reynaga Digitally signed by Julian Reynaga
Date: 2024.12.04 16:08:53 -08'00' Date: 12-4-24

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