

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: 8347 Avenue 280 (GPA 25-005 & PZC 25-004) Project

Lead Agency: Tulare County Resource Management Agency Contact: Gary Mills, Chief Planner
Mailing Address: 5961 S. Mooney Blvd. Phone: 559-624-7199
City: Visalia Zip: 93277-9394 County: Tulare County

Project Location: County: Tulare City/Nearest Community: Visalia
Cross Streets: Avenue 280 (Caldwell Ave) / State Route 99 Zip Code: 93277
Assessor's Parcel No: 119-010-008 Total Acres: 13.25
Latitude/Longitude: ° ' " N / ° ' " W Section: 8 Township: 19 S Range: 25 E Base: MDBM
Within 2 Miles: State Hwy: State Route 99 Railways: Burlington Northern & Santa Fe Rail Road
Waterways: Mill Creek, Persian Ditch, Evans Ditch, Packwood Creek, Tulare Canal
Airports: Visalia Municipal Schools: Sycamore Valley Academy

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

Development Type:

Residential: Units 3 Acres
 Office: Sq. ft. Acres Employees
 Commercial: Sq. ft. Acres Employees
 Industrial: Sq. ft. Acres 13.25 Employees
 Educational: Type
 Recreational: Type
 Water Facilities: Type MGD
 Transportation: Type
 Mining: Mineral
 Power: Type MW
 Waste Treatment: Type MGD
 Hazardous Waste: Type
 Other: Existing non-conforming uses

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: Existing beekeeping business and concrete batch plant / zoned AE-40 (Exclusive Agriculture – 40 Acre Minimum) / designated Valley Agriculture within the Visalia Urban Area Boundary

Project Description: The Project includes an existing, non-conforming concrete batch facility, beekeeping operations, and three mobile trailer homes located at 8347 Avenue 280 on a 13.25-acre site. The Project site is currently designated in the Rural Valley Lands Plan as Valley Agriculture, is zoned AE-40 (Exclusive Agriculture – 40 Acre Minimum), and is located within the Visalia Urban Area Boundary (UAB). Current operations are not permitted within the existing land use designation or in the AE-40 zone. Therefore, the Project will require a general plan amendment to change land use designation from Valley Agriculture to Mixed-Use and a zone change from AE-40 to C-2 (General Commercial) whereby existing businesses will be allowed to continue operation in conformance with the General Plan and Zoning Code. Proposed improvements to the Project site will include a second access point on the west edge of the property to comply with Fire Department conditions. In addition, the applicant will need to enter into a code compliance agreement for the existing code violation and has submitted an application for a General Plan Amendment (GPA 25-005) and Zone Change (PZC 25-004).

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 <u>Visalia</u> | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # 6 - <u>Fresno</u> | <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 # 5 <u>Fresno</u> |
| <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 - <u>Fresno</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input 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 checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Other: <u>U.S. Naval Facilities Engineering Command</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> | <input checked="" type="checkbox"/> Other: <u>Tulare County Local Agency Formation Commission</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u> | <input checked="" type="checkbox"/> Other: <u>Tulare County Office of Emergency Services</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County Association of Governments</u> | <input checked="" type="checkbox"/> Other: <u>Tulare County Resources Conservation District</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County Farm Bureau</u> | <input checked="" type="checkbox"/> Other: <u>Tulare County Sheriff's Office</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County Fire Warden</u> | <input checked="" type="checkbox"/> Other: <u>Tulare County U.C. Cooperative Extension</u> |
| <input checked="" type="checkbox"/> Other: <u>Tulare County HHS – Environmental Health</u> | <input type="checkbox"/> Other: |


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

Starting Date: March 19, 2025 Ending Date: April 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>4Creeks, Inc.</u>	Applicant: <u>Eleazar Figueroa</u>
Address: <u>324 S. Santa Fe St.</u>	Address: <u>20130 Jefferson St.</u>
City/State/Zip: <u>Visalia, CA 93292</u>	City/State/Zip: <u>Perris, CA 92570</u>
Contact: <u>David Duda, Principal Director</u>	Phone: <u>(951) 897-5755</u>
Phone: <u>(559) 802-3052</u>	

Signature of Lead Agency Representative:  Date: 3/19/2025
 Gary A. Mills, Chief Planner, Environmental Planning Division

Signature of Lead Agency Representative:  For Date: 3/19/2025
 Michael G. Washam, Associate RMA Director and Environmental Assessment Officer Designee