

# 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 # 2019080497**

**Project Title:** Jackson Ranch Specific Plan

Lead Agency: Kings County Community Development Agency

Contact Person: Chuck Kinney

Mailing Address: 1400 W. Lacey Boulevard, Building #6

Phone: 559-852-2670

City: Handord

Zip: 93230

County: Kings

**Project Location:** County: Kings County

City/Nearest Community: Kettleman City

Cross Streets: Interstate 5 at the Utica Avenue off-ramp

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 35 ° 55 ' 38.70" N / 119 ° 54 ' 57.12" W Total Acres: 425

Assessor's Parcel No.: Various

Section: 15

Twp.: 23

Range: 19

Base:

Within 2 Miles: State Hwy #: Interstate 5

Waterways: California Aqueduct

Airports: NA

Railways: NA

Schools: NA

### Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" 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 type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

### Local Action Type:

Governor's Office of Planning & Research

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Lane Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**AUG 29 2019**

STATE CLEARINGHOUSE

### Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                               | <input type="checkbox"/> Transportation: Type _____              |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                   | <input type="checkbox"/> Mining: Mineral _____                   |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. 2.5 mill 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 checked="" type="checkbox"/> Other: Specialty Agriculture |
| <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"/> Archeological/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 Inducement        |
| <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 checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: GHG & TCR         |

### Present Land Use/Zoning/General Plan Designation:

GP Land Use Designation: General Agriculture-40 / Zoning Designation: General Agriculture-40 District (AG-40)

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

Consisting of approximately 425 acres along Interstate 5 at the Utica Avenue off-ramp, Jackson Ranch Specific Plan is envisioned as an innovative service and commercial center that will encourage economic growth while honoring the agricultural heritage of the region. A total of just under 2.5 million square feet of commercial space is planned for 142 acres of the Plan Area. Approximately 207 acres is proposed to be designated for agriculture. Additionally, approximately 56 acres are designated for agricultural use with an air strip overlay, and 15 acres are designated for public streets. A 5-acre area has been set aside for public utility uses, including a wastewater treatment plant.

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 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 #6                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #8                         |
| <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 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 type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input 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 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 August 29, 2019 Ending Date September 30, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Kings County Development Agency</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>1400 West Lacey Boulevard, Building #6</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Hanford, CA 93230</u>
Contact: <u>Jorge Estrada, Senior Associate</u>	Phone: <u>559-852-2670</u>
Phone: <u>714.966.9220</u>	

Signature of Lead Agency Representative: Jorge Estrada Date: 08/29/28

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