

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: Farrar Subdivision

Lead Agency: City of Tulare Contact Person: Mario Anaya
Mailing Address: 411 E. Kern Avenue Phone: 559-684-4223
City: Tulare Zip: 93274 County: Tulare

Project Location: County: Tulare City/Nearest Community: Tulare
Cross Streets: West side of Morrison Street between Tulare Avenue and the Seminole Ave alignment Zip Code: 93274
Longitude/Latitude (degrees, minutes and seconds): 36 ° 12 ' 52 " N / 119 ° 18 ' 17 " W Total Acres: 76.5
Assessor's Parcel No.: 172-130-020, 172-090-029, 172-110 Section: 6 Twp.: 20S Range: 25E Base: MDB&M
Within 2 Miles: State Hwy #: SR-99, SR-63, & SR-137 Waterways: Tulare Canal, Tulare Colony Ditch, Bates Slough Ditch,
Airports: N/A Railways: Union Pacific Schools: Alpine Vista, Mission Oa

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 360 Acres 76.5
 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:

Agriculture / R-1-8, R-1-12.5, R-1-20, RA / Low Density Residential, Residential Estate, Rural Residential

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

The proposed project involves the development of 360 single-family residential units. The project would include a General Plan Amendment to designate the project site as low density residential and a Zone Amendment to change the existing zoning to R-1-4 (Small-lot Residential) and R-1-6 (Single Family Residential 6,000 sq. ft. minimum lot area). The development of the subdivision would result in on-site infrastructure improvements, including new local residential streets, new and relocated utilities, and a ponding basin to treat storm water flows. The project would also require build out and frontage improvements on Morrison Street, Tulare Avenue, and Seminole 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".

<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 checked="" 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 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 November 22, 2019 Ending Date December 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Woodside 06N LP</u>
Address: _____	Address: <u>9 River Park Place East Suite 430</u>
City/State/Zip: _____	City/State/Zip: <u>Fresno, CA 93720</u>
Contact: _____	Phone: <u>559-437-9000</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 11/20/2019

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