Notice of Completion & Environmental Document Transmittal

For Hand Delivery/Street Address: 1400 Tenth Street, Sacra			
Project Title: The Villas at Sierra Ranch Subdivision			
Lead Agency: City of Tulare	Contact Person: Steven Sopp		
Mailing Address: 411 E. Kern Avenue	Phone: (559) 684-4216		
City: Tulare			
Project Location: County: Tulare City/Nearest Community: Tulare			
Cross Streets: Retherford Street, Corvina Avenue alignment	Zip Code: 93274		
Longitude/Latitude (degrees, minutes and seconds): 36 ° 233 ′ ″ N / 119 ° 330 ′ ″ W Total Acres: 11.77			
Assessor's Parcel No.: 166-020-006 Section: 35 Twp.: 19S Range: 24E Base: M.D.B&M			
Within 2 Miles: State Hwy #: SR-99, SR 63 Waterways: Mot Di tch; Liberty Di tch; Kaweah Di tch; Tulare Canal			
	Railways: Uni onPacific Schools: Liberty, Missi onValley;		
Document Type: CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) Mit Neg Dec Other:	☐ Draft EIS ☐ Other:		
Local Action Type:			
☐ General Plan Update ☐ Specific Plan ☐ General Plan Amendment ☐ Master Plan ☐ General Plan Element ☐ Planned Unit Developmen ☐ Community Plan ☐ Site Plan	Rezone		
Development Type:			
Residential: Units 91	☐ Mining: Mineral ☐ Power: Type MW ☐ Waste Treatment: Type MGD		
Project Issues Discussed in Document:			
■ Aesthetic/Visual ■ Agricultural Land ■ Air Quality ■ Archeological/Historical ■ Biological Resources □ Coastal Zone ■ Drainage/Absorption □ Economic/Jobs □ Fiscal ■ Flood Plain/Flooding ■ Forest Land/Fire Hazard ■ Geologic/Seismic ■ Minerals ■ Noise ■ Population/Housing Balance ■ Public Services/Facilities	Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Ce Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other:		
Present Land Use/Zoning/General Plan Designation: Vacant / C-3 / Community Commercial Project Description: (please use a separate page if nece			

The proposed project involves the development of 91 single family residential units in a gated private development. The proposed project would result in on-site infrastructure improvements, including extension of existing streets and private streets within the subdivision. The project site is zoned C-3 (Retail Commercial) and designated Community Commercial in the Tulare General Plan. The proposed residential use is a conditional use in the C-3 zone.

Reviewing Agencies Checklist Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".			
	Boating & Waterways, Department of	Office of Public School Construction	
	California Emergency Management Agency	Parks & Recreation, Department of	
	California Highway Patrol	Pesticide Regulation, Department of	
		Public Utilities Commission	
		Regional WQCB #	
	Caltrans Planning	Resources Agency	
	Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of	
	Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.	
	Coastal Commission	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy	
	Colorado River Board	San Joaquin River Conservancy	
		Santa Monica Mtns. Conservancy	
	Corrections, Department of	State Lands Commission	
		SWRCB: Clean Water Grants	
	Education Department of	SWRCB: Water Quality	
	Energy Commission	SWRCB: Water Rights	
	Fish & Game Region #	Tahoe Regional Planning Agency	
		Toxic Substances Control, Department of	
	Forestry and Fire Protection, Department of	Water Resources, Department of	
	General Services, Department of		
		Other:	
	Housing & Community Development	Other:	
	Native American Heritage Commission		
	Public Review Period (to be filled in by lead age	ncy) Ending Date May 10, 2022	
ead	Agency (Complete if applicable):		
Consulting Firm: DR Mata Consulting		Applicant: Quest Equity, LLC	
	SS: 6145 W. Cherry Ct.	Address: 1878 N. Mooney Blvd.	
City/State/Zip: Visalia ,CA 93277		City/State/Zip: _Tulare, CA 93274	
	ct: Darlene Mata	Phone: (559) 799-6993	
none	: (559) 799-2942		
ana	ture of Lead Agency Representative:	Date: 4-18.70	

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