

NOTICE OF DETERMINATION

- To:** Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.
Visalia, CA 93291
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Lead Agency: Tulare County Resource Management Agency
5961 South Mooney Blvd.
Visalia, CA 93277
(559) 624-7000
Attn: hguerra@tularecounty.ca.gov
jwillis@tularecounty.ca.gov

Applicant(s): Sequoia Gateway, LLC
740 Via Robles
San Luis Obispo, CA 93401
(559) 731-5778

Subject: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

Project Title: **Sequoia Gateway Commerce and Business Park Project (Project Modifications)**

Project Applicant and Party Carrying Out Project: Sequoia Gateway, LLC, with some Specific Plan appendices referencing Great Wolf Resorts

State Clearinghouse Number: 2015081056

Contact Person: Hector Guerra **Telephone Number:** 559-624-7121

Project Location: The project is located south of Avenue 280 (Caldwell Avenue) at the southeast corner of State Route 99 (SR 99) and Avenue 280, approximately one mile west of the City of Visalia in Tulare County. The project site is within the Goshen USGS 7.5-minute quadrangle and is on Tulare County APNs 119-110-015, -016, and -017. The project site is within the Section 9, Township 19 South, Range 24 East, MDBM.

Project Description: The County granted subsequent approvals for the Sequoia Gateway Commerce and Business Park Project, consisting of modifications to the Project. As modified, the Project consists of a highway commercial/regional commercial center on ±126.9 acres at the southeast quadrant of State Route 99 and Avenue 280 (Caldwell Avenue) in an unincorporated area of Tulare County. The project was originally approved in 2018. Phase 1 has built out. Phases 2a and 2b require only building permits. Phases 1, 2a and 2b consist of highway commercial uses such as fast-food outlets, retail, gas station fueling pumps with associated convenience store, and along with two medical clinics, on approximately 37.6 acres in the northwest corner of the Project site. Phases 2c and 2d were granted final discretionary approvals as part of the Project modifications, and include a mix of commercial land uses, including regional retail, a destination hotel with water park facilities, offices, and restaurants, and additional potential fast-food uses, on approximately 88.4 acres. Total Project development is estimated at 1.46 millions square feet. The subsequent approvals that modified the Project include a Specific Plan Amendment reflecting the Project modifications, a Zone Ordinance Text Change acknowledging that the Specific Plan controls over zoning in cases of inconsistency, a modification to the Master Special Use Permit (PSP 18-093A) reflecting the Project modifications, and an amended Commercial Parcel Map (PPM 21-058) reflecting a revised lot layout for Phases 2c and 2d. The Project modifications include substitution of the City of Visalia sewer service, related infrastructure and an extraterritorial service agreement with the City of Visalia for the previously-planned onsite treatment plant; modifications to roadway improvements (including the Highway 99/Caldwell Avenue interchange) and clarification of the timing for those improvements, all as determined by subsequent traffic studies; amendments to the “will serve” letter with Cal Water;

February 2, 2022

DJ


DATE SUBMITTED TO STATE CLEARINGHOUSE


increase in the maximum height of buildings from 75 feet to 391 feet above mean sea level (which equals approximately 97 feet above existing grade); substitution of a Destination Resort Hotel with water park for some of the regional commercial development on Lot 20 in the southern portion of the site and additional of details particular to that propose use; and minor modifications to development standards and mitigation measures to accommodate the Project modifications.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as Lead Agency Responsible Agency, approved the above-described project on January 25, 2022, and has made the following determinations regarding the above-described project:

1. The project [will will not] have a significant adverse impact on the environment.
2. An Environmental Impact Report; Mitigated Negative Declaration; or Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and was supplemented by two Addenda.
3. Mitigation Measures [were were not] made a condition of approval of this project, and were modified by the project modifications as referenced above.
4. A Mitigation Monitoring and Reporting Plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provision of CEQA.
7. Findings were made that none of the circumstances described in Public Resources Code section 21166 or Guideline 15162(a) exist, and that no supplemental or subsequent EIR is required.

This is to certify that the environmental document and record of project approval is available to the General Public and may be examined at: Tulare County Resource Management Agency, 5961 S Mooney Blvd., Visalia CA 93277 and online at <https://tularecounty.ca.gov/rma/projects/planning-projects/applicant-projects/sequoia-gateway-commerce-park/>.

By:  Date: 02/01/22 Title: Chief Environmental Planner
Hector Guerra

By:  Date: 2/1/22 Title: Environmental Assessment Officer & RMA Director
Reed Schenke, P.E.

- Signed by Lead Agency
- Signed by Applicant

- Dept. of Fish & Wildlife Fees Required
- EIR
- MND
- ND

Date received for filing at OPR: 2/2/2022

Cc: California. Dept. of Fish & Game, 1416 Ninth St., 12th Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.