

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: City of Tulare
Address: 411 E. Kern Avenue
Tulare, CA 93274
Contact: Steven Sopp
Phone: 559-684-4216
FILED TULARE COUNTY MAY 26 2022

County Clerk
County of: Tulare
Address: 221 S. Mooney Blvd., Room 105
Visalia, CA 93291

Lead Agency (if different from above): ASSESSOR/CLERK RECORDER
City of Tulare BY:
Address: 411 E. Kern Avenue
Tulare, CA 93274
Contact: Steven Sopp
Phone: 559-684-4216

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022040437

Project Title: The Villas at Sierra Ranch Subdivision

Project Applicant: Quest Equity, 1878 N. Mooney Blvd. Tulare, CA 93274 (559) 799-6993

Project Location (include county): Tulare, CA Tulare County (APN 166-020-006)

Project Description:

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.

This is to advise that the City of Tulare has approved the above (Lead Agency or Responsible Agency)

described project on 05/23/2022 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Tulare, 411 E. Kern Avenue, Tulare, CA 93274

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 5-26-22 Date Received for filing at OPR: