

DEC 06 2023

Notice of Determination

ASSESSOR/CLERK RECORDER
BY:

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

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

From:

Public Agency: City of Tulare
Address: 411 E. Kern Avenue
Tulare, CA 93274
Contact: Steven Sopp
Phone: (559) 684-4216

Lead Agency (if different from above):
City of Tulare
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): SCH 2022090149

Project Title: Chandler Grove Master Plan and Annexation Project

Project Applicant: Toor Capital LLC (559) 521-5322

Project Location (include county): Tulare, CA, Tulare County (APN 184-050-007, 184-050-034, 184-050-044)

Project Description:

Mixed-use development on approximately 231 acres of in Tulare County, CA. Once developed, proposed project site would include approximately 1,197 total units of low, medium, and high-density residential, a central park, a neighborhood commercial center, a school, and a community center. Parks, stormwater detention, playgrounds, plazas and shelters, open turf areas for field sports, as well as trails for recreation. Trails throughout the site would connect to schools, parks, commercial center.

This is to advise that the City of Tulare has approved the above (input checked="" type="checkbox"/> Lead Agency or input type="checkbox"/> Responsible Agency)

described project on 12/5/2023 and has made the following determinations regarding the above (date) described project.

- 1. The project [input checked="" type="checkbox"/> will input type="checkbox"/> will not] have a significant effect on the environment.
- 2. input checked="" type="checkbox"/> An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [input checked="" type="checkbox"/> were input type="checkbox"/> were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [input checked="" type="checkbox"/> was input type="checkbox"/> was not] adopted for this project.
- 5. A statement of Overriding Considerations [input checked="" type="checkbox"/> was input type="checkbox"/> was not] adopted for this project.
- 6. Findings [input checked="" type="checkbox"/> were input type="checkbox"/> were not] 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: 12/6/2023 Date Received for filing at OPR: