

## **Notice of Intent to Adopt a Mitigated Negative Declaration/Notice of Availability**

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**Notice is Hereby Given:** The City of Tulare is the lead agency on the below-described project and has prepared a Mitigated Negative Declaration for the Wild Oak Subdivision project. The complete project description, location and the potential environmental effects are contained in the Mitigated Negative Declaration. All environmental impacts were determined to be less than significant with the incorporation of mitigation measures.

**Project Title:** Wild Oak Subdivision

**Project Location:** The proposed project site is located within the western portion of the City of Tulare, on the south side of Pleasant Avenue between Alpha and La Dawna Streets. The project proposes the construction of 83 lots on an approximately 10.44-acres (APN 168-020-003).

**Project Description:** This Project proposes to subdivide and develop the property into residential 83 lots with 2-story homes. The subject property would require a General Plan Amendment and a Rezone to change the subject property to Medium Density Residential and to R-1-4, respectively. A Conditional Use Permit to establish a Small Lot Residential subdivision would be required as part of the Project. Additionally, the Project proposes private streets, a 0.43-acre park and 17 public parking spaces, and the removal of an existing house and walnut trees onsite. Runoff from the Project would drain to Bender Park, located approximately 600 feet east of the Project site.

The site is currently vacant with one single family residence to be demolished. Construction is anticipated to occur over approximately 13 months and no tree or vegetation removal is included in the project. The Area of Potential Effect is approximately 11 acres.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the Mitigated Negative Declaration must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The review period for the Mitigated Negative Declaration will be from October 27, 2022 to November 28, 2022. Copies of the Mitigated Negative Declaration can be reviewed at the City of Tulare, 411 E. Kern Ave., Tulare, CA 93274.

Please send your written comments to Steven Sopp, Principal Planner, by email to [ssopp@tulare.ca.gov](mailto:ssopp@tulare.ca.gov) or by mail to City of Tulare Planning Division, 411 E. Kern Ave., Tulare, CA 93274. Please provide the name for a contact person in your agency or organization.

**Planning Commission Consideration:** The City of Tulare Planning Commission intends to consider the Mitigated Negative Declaration on:

**Date:** November 28, 2022  
**Time:** at or after 7:00 p.m.  
**Location:** City of Tulare City Council Chambers  
491 N. M Street  
Tulare, CA 93274