

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.
Visalia, CA 93291

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

Applicant(s): Malli Investment, LLC
9201 Avenue 272
Visalia, CA 93277 559-730-1513

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

Project Title: Oak Creek Estates (formerly Visalia Ranch at St. Johns) Project (TSM 22-002, PZC 22-012, WAC 22-005, WAN 22-018)

State Clearinghouse Number: 202304047

Contact Person: Hector Guerra, Chief Environmental Planner

Telephone Number: 559-624-7121

Project Location: The Project is generally located southwest of Road 132 and Karolina Dr.; and north of St. Jonhs River and northeast of the City of Visalia. The Project is located within Section 21, Township 21 S, Range 27 E, MDBM at coordinates 36°21'531.21"N (latitude) and 119°17'02.28W (longitude).

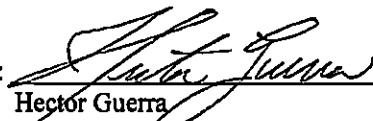
Project Description: The proposed Project consists of subdividing approximately 67.60 acres into 35 single-family residential parcels ranging in size from 1.0 - 2.5 acres (with associated access roads, lighting and landscaping). Specifically, the Project includes 24 1.0-acre parcels and 11 2.5-acre parcels. The proposed Project site covers three land parcels: APN 079-073-001, zoned as R-A-100, and APNs 079-071-014 and 079-072-005, zoned as AE-20. To accommodate the proposed Project a Williamson Act Partial Non-Renewal (WAN 22-018) was approved by the Tulare County Board of Supervisors (Board) on February 7, 2023, and a Williamson Act Cancellation (WAC 22-005) was approved by the Board on April 4, 2023. The proposed Project will also require Board approval of a Zone Change from R-A-100 and AE-20 to R-A-110 (PZC 22-012) and a Tentative Subdivision Map (TSM 22-002). The Project would benefit Tulare County by housing units which will assist the County in achieving its housing needs as contained in the Regional Housing Needs Assessment.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as Lead Agency Responsible Agency, has approved the above-described project on **October 24, 2023**, 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. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of approval of this project.
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.


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.

<p>FILED TULARE COUNTY</p> <p>OCT 24 2023</p> <p>ASSESSOR/CLERK RECORDER BY:</p>
<p>DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE</p>

Signature: 
Hector Guerra

Date: 10/24/23

Title: Chief Environmental Planner

Signature: 
Reed Schenke, P.E.

Date: 10/24/23

Title: Environmental Assessment Officer
RMA Director

Signed by Lead Agency

Date submitted to OPR: _____

- Dept. of Fish & Wildlife Fees Required
- EIR
- MND
- ND
- Dept. of Fish & Wildlife Fees Not Required – Fees Paid

Receipt Number: _____

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.