

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
Conway/Dias Property, TSM 23-001**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Conway/Dias Property Tentative Subdivision Map (TSM 23-001) Project. The MND has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd, Visalia, California 93277-9394. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

1. **PROJECT:** Conway/Dias Property Tentative Subdivision Map (TSM 23-001)
2. **APPLICANT/AGENT:** San Joaquin Valley Homes, 5607 Avenida de las Robles, Visalia, CA, 93291
3. **LOCATION:** The site is located at the northwest corner of Avenue 304 and Road 64. The site is located on Tulare County APNs 073-060-013 and 073-060-044 and, is located within the Goshen Community Plan Urban Development Boundary (UDB). The site is located in Sections 24, Township 18 South, Range 23 East, MDB&M.
4. **PROJECT DESCRIPTION:** The Project proposes the subdivision and development of a 303-unit residential development on 54.21 gross acres within the Community of Goshen in Tulare County. The proposed Project site is zoned C-2-MU (General Commercial Mixed Use) and is designated Single Family Residential. The proposed Project includes 133 low-density homes (lots averaging 6,480 sf) 170 medium-density homes (lots averaging 2,880 sf), a 2-acre park, and a 1.22-acre drainage pond (basin).
5. **ENVIRONMENTAL DOCUMENT:** The MND can be viewed at the Resource Management Agency office located at the address above; at the Visalia Main Branch Library at 200 W. Oak Ave, Visalia, CA 93291, (559) 713-2700; or on the County website at:
<https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/conwaydias-property-tentative-subdivision-map-tsm-23-001/>.
6. **REVIEW PERIOD:** May 26, 2023 – June 26, 2023, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner at (559) 624-7121 or HGuerra@tularecounty.ca.gov (para Español llame Brenda Alcantar (559) 624-7000).

The MND has a review period of **30 days**, starting on **Friday, May 26, 2023**, and ending on **Monday, June 26, 2023**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the MND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

HECTOR GUERRA, CHIEF ENVIRONMENTAL PLANNER
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER