

Notice of Intention to Adopt a Mitigated Negative Declaration/Notice of Availability

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 Lago 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: Lago Subdivision Project

Project Location: The project site is located on the southwest corner of Cartmill Avenue and Mooney Boulevard (APN 149-038-032 and 149-039-022) totaling approximately 14.06 acres.

Project Description: The proposed project involves the development of 125 single-family residential units on 14.06 acres. The typical lot size for the proposed project is 2,880 SF (32' x 90'). Homes will include both single and two car garages. The project will require a general plan amendment to change the land use designation from Community Commercial to Low Density Residential, a rezone of the site from C-3 (Retail Commercial) to R-1-4(Small Lot Residential), and a Specific Plan amendment to amend the Del Lago Specific Plan land use designation for the project site from Community Commercial to Single Family Residential and to add development standards specific to the proposed project which do not adhere to the R-1-4 zoning designation.. The proposed project would result in on-site infrastructure improvements, including new local residential streets and new and relocated utilities. The proposed project would include ROW dedications and street improvements, including frontage improvements on Cartmill Avenue, Mooney Blvd, and Ribolla Avenue.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to 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 January 25, 2024, to February 25, 2024. Copies of the Mitigated Negative Declaration can be reviewed at the City of Tulare, 411 E. Kern Ave., Tulare, CA 93274 or can be requested in an alternate format.

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

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

Date: February 26, 2024
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274