

Notice of Intent 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 Mission Creek 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: Mission Creek Subdivision Project

Project Location: The Mission Creek Subdivision Project is to be located on the southwest corner of Bardsley Avenue and Oakmore Street (APN 184-110-027). The site is approximately 39.26 acres and will be completely encompassed by the existing City of Tulare City limit upon recording of the LAFCO approved Chandler Grove Annexation.

Project Description: The Mission Creek Subdivision Project proposes the construction of 255 single family residential units at the southwest corner of Bardsley Avenue and Oakmore Street. The project site is currently in the County and will require annexation into the City of Tulare. The project includes the pre-zoning to the R-1-4 zone. Also included is a 1.15-acre park. A three-parcel tentative parcel map will also be processed to establish the phasing of the development. The proposed project would result in on-site infrastructure improvements, including improvement of Bardsley and new city streets within the subdivision. Construction is proposed to begin in September 2024 and continue for 24-36 months.

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 April 23, 2024 to May 24, 2024. 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 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: May 27, 2024
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274