

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 Lekkekerker 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: Lekkekerker Subdivision

Project Location: The Lekkekerker Subdivision Project is to be located on the north side of Paige Avenue and east of South Pratt Street (Tulare County Assessor's Parcel Numbers 174-030-009 & 174-030-010).

Project Description: The Lekkerkerker Subdivision Project proposes the construction of 228 single-family residential units on the north side of Paige Avenue and east of South Pratt Street. The project plans subdivide 57.31 acres of vacant land into 84 lots that are a minimum of 5,000 square feet each and 144 lots that are a minimum of 6,000 square feet each. The proposed project would result in on-site infrastructure improvements, including improvement of new city streets within the subdivision. Construction is proposed over three phases. The first phase will construct 113 homes, the second phase will construct 73 homes, and the final phase will construct 42 homes. Construction is to begin in 2025 and continue as market conditions permit.

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 December 6th, 2024, to January 6th, 2025. Copies of the Mitigated Negative Declaration can be reviewed at the City of Tulare, 411 E. Kern Ave., Tulare, CA 93274 or at <https://www.tulare.ca.gov/government/departments/community-development/planning/environmental-documents>.

Please send your written comments to Julian Reynaga, Assistant Planner, by email to jreynaga@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: January 13th, 2025
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274