

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 Valov 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: Valov Subdivision

Project Location: The Valov Subdivision Project is to be located 2,160 feet northeast of West Paige Avenue and South Pratt Street (Tulare County Assessor's Parcel Number 174-030-007).

Project Description: The Valov Subdivision Project proposes the construction of 159 single-family residential units 2,160 feet northeast of West Paige Avenue and South Pratt Street. The project plans subdivide 29.41 acres of vacant land into 159 lots that are a minimum of 5,000 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 two phases. The first phase will construct 88 homes, the second phase will construct 71 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 January 7th, 2025, to February 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 Jonathan Coelho, Assistant Planner, by email to jcoelho@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: February 10th, 2025
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274