NOTICE OF DETERMINATION

To: ☐ Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.

Visalia, CA 93291

☑ Office of Planning and Research

1400 Tenth Street, Room 121 Sacramento, CA 95814

Lead Agency: Tulare County Resource Management Agency

5961 South Mooney Blvd. Visalia, CA 93277

(559) 624-7000 Attn: hguerra@tularecounty.ca.gov

jwillis@tularecounty.ca.gov

Applicant(s): Sequoia Gateway, LLC

740 Via Robles

San Luis Obispo, CA 93401

(559) 731-5778

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public

Resources Code

Project Title: Sequoia Gateway Commerce and Business Park Project (Project Modifications)

Project Applicant and Party Carrying Out Project: Sequoia Gateway, LLC, with some Specific Plan appendices

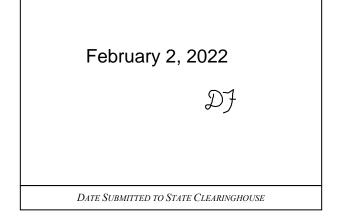
referencing Great Wolf Resorts

State Clearinghouse Number: 2015081056

Contact Person: Hector Guerra **Telephone Number:** 559-624-7121

Project Location: The project is located south of Avenue 280 (Caldwell Avenue) at the southeast corner of State Route 99 (SR 99) and Avenue 280, approximately one mile west of the City of Visalia in Tulare County. The project site is within the Goshen USGS 7.5-minute quadrangle and is on Tulare County APNs 119-110-015, -016, and -017. The project site is within the Section 9, Township 19 South, Range 24 East, MDBM.

Project Description: The County granted subsequent approvals for the Sequoia Gateway Commerce and Business Park Project, consisting of modifications to the Project. As modified, the Project consists of a highway commercial/regional commercial center on ±126.9 acres at the southeast quadrant of State Route 99 and Avenue 280 (Caldwell Avenue) in an unincorporated area of Tulare County. The project was originally approved in 2018. Phase 1 has built out. Phases 2a and 2b require only building permits. Phases 1, 2a and 2b consist of highway commercial uses such as fast-food outlets, retail, gas station fueling pumps with associated convenience store, and along with two medical clinics, on approximately 37.6 acres in the northwest corner of the Project site. Phases 2c and 2d were granted final discretionary approvals as part of the Project modifications, and include a mix of commercial land uses, including regional retail, a destination hotel with water park facilities, offices, and restaurants, and additional potential fast-food uses, on approximately 88.4 acres. Total Project development is estimated at 1.46 millions square feet. The subsequent approvals that modified the Project include a Specific Plan Amendment reflecting the Project modifications, a Zone Ordinance Text Change acknowledging that the Specific Plan controls over zoning in cases of inconsistency, a modification to the Master Special Use Permit (PSP 18-093A) reflecting the Project modifications, and an amended Commercial Parcel Map (PPM 21-058) reflecting a revised lot layout for Phases 2c and 2d. The Project modifications include substitution of the City of Visalia sewer service, related infrastructure and an extraterritorial service agreement with the City of Visalia for the previously-planned onsite treatment plant; modifications to roadway improvements (including the Highway 99/Caldwell Avenue interchange) and clarification of the timing for those improvements, all as determined by subsequent traffic studies; amendments to the "will serve" letter with Cal Water;



feet abo	ve existing grade); substitution of a Destin	nation Resort Hotel with the site and additional	ve mean sea level (which equals approximately 97 th water park for some of the regional commercial of details particular to that propose use; and minor ammodate the Project modifications.
approve			ORS , as \boxtimes Lead Agency \square Responsible Agency, the following determinations regarding the above-
1.	The project $[\boxtimes \text{ will } \square \text{ will not}]$ have a significant adverse impact on the environment.		
2.	☑ An Environmental Impact Report; ☐ Mitigated Negative Declaration; or ☐ Negative Declaration was prepared for this project pursuant to the provisions of CEQA, and was supplemented by two Addenda.		
	Mitigation Measures [\boxtimes were \square were not] made a condition of approval of this project, and were modified by the project modifications as referenced above.		
4.	A Mitigation Monitoring and Reporting Plan [⊠ was □ was not] adopted for this project.		
5.	A Statement of Overriding Considerations [⋈ was □ was not] adopted for this project.		
6.	6. Findings [⊠ were □ were not] made pursuant to the provision of CEQA.		
	7. Findings were made that none of the circumstances described in Public Resources Code section 21166 or Guideline 15162(a) exist, and that no supplemental or subsequent EIR is required.		
be exam		ement Agency, 5961 S	pproval is available to the General Public and may 8 Mooney Blvd., Visalia CA 93277 and online at ects/sequoia-gateway-commerce-park/.
By:	Hector Guerra	Date: 02/01/22	_ Title: <u>Chief Environmental Planner</u>
By:	Reed Schenke, P.E.	Date: 2/1/22	Title: Environmental Assessment Officer & RMA Director
☑ Signed by Lead Agency☐ Signed by Applicant			Dept. of Fish & Wildlife Fees Required EIR MND ND
Date rece	eived for filing at OPR: 2/2/2022		ND
Cc: Califo	ornia. Dept. of Fish & Game, 1416 Ninth St., 12 th F	loor, Sacramento, CA 9581	1

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.