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 Tentative Parcel Map No. 2021-02 – Cartmill Commercial 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: Tentative Parcel Map No. 2021-02 – Cartmill Commercial

**Project Location:** The project site is located on the southeast corner of E Cartmill Avenue and SR 99. The project site is approximately 21 gross acres and is located on parcel 166-240-010.

**Project Description:** The Project would subdivide the 21-acre site into 10 parcels and would result in on-site and off-site infrastructure improvements, including frontage improvements, new local streets, and new and relocated utilities. The purpose of the subdivision of the property is to facilitate future development of a commercial development project. The proposed possible future uses include a hotel, gas station, sit-down restaurant, and drive-thru restaurant. The Project may also include other uses that are permitted or conditionally permitted within the C-3 Retail Commercial Zone.

**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 April 21, 2021 to May 21, 2021. 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, Senior Planner, by email to [ssopp@tulare.ca.gov](mailto: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 organization.

**Parcel Map Committee Consideration:** The City of Tulare Parcel Map Committee intends to consider the Mitigated Negative Declaration on:

**Date: June 7, 2021**

**Time: at or after 10:30 a.m.**

**Location: City Hall**

**411 E. Kern Avenue**

**Tulare, CA 93274**