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 Villas at Sierra Ranch 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: The Villas at Sierra Ranch

**Project Location:** The project is located on the southwest corner of Retherford Street and Corvina Avenue (APN 166-020-006). The site is approximately 12 acres and is adjacent to existing residential and agricultural use on the south, commercial and multi-family development to the north, residential to the east and undeveloped fallow land to the west zoned commercial.

**Project Description:** The proposed project involves the development of 91 single family residential units in a gated private development. The proposed project would result in on-site infrastructure improvements, including extension of existing streets and private streets within the subdivision. The project site is zoned C-3 (Retail Commercial) and designated Community Commercial in the Tulare General Plan. The proposed residential use is a conditional use in the C-3 zone.

**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 20 days after receipt of this notice. The review period for the Mitigated Negative Declaration will be from April 20, 2022 through May 10, 2022. 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 23, 2022**

 **Time: at or after 7:00 p.m.**

 **Location: City of Tulare City Council Chambers**

 **491 N. M Street**

 **Tulare, CA 93274**