TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
Traver Urban Development Boundary Modification
(GPA 25-003 & PZC 25-002)

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Traver Urban Development Boundary Modification (General Plan Amendment GPA 25-003 and Zone Change PZC 25-002) Project. The MND has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd, Visalia, California 93277-9394. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

1. **PROJECT:** Traver Urban Development Boundary Modification Project

2. **APPLICANT/AGENT:** County of Tulare
   Resource Management Agency
   5961 S. Mooney Blvd.
   Visalia, CA 93277

3. **LOCATION:** The ±238-acre site is located on three parcels directly east and south of the unincorporated community of Traver, Tulare County. The Project area consists of Assessor Parcel Number (APN) 040-020-072 (±125 acres), the portion of APN 040-010-028 that is not within the existing UDB (±87 acres), and the existing Traver Wastewater Treatment Facility (WWTF) located on APN 045-010-021 (±26 acres). The western Project boundary borders the existing Traver Urban Development Boundary (UDB); the northern boundary borders the existing Traver UDB south of Merritt Drive, the eastern boundary generally borders the west side of Road 44 and includes the WWTF, and the southern boundary boarders Avenue 360. The Project is located within the Traver USGS 7.5-Minute Quadrangle, within Sections 15 & 16, Township 17 South, Range 23 East, Mount Diablo Base and Meridian.

4. **PROJECT DESCRIPTION:** This Project proposes to modify the existing UDB to include an additional ±238 acres. To accommodate the Modified UDB, the Project proposes new land use and zoning designations within the proposed modification area. Entitlements required to modify the UDB include General Plan Amendment No. GPA 25-003, which would amend the existing "Valley Agriculture" land use designation of ±238 acres within the Rural Valley Lands Plan (RVLP) to "Mixed Use" while Zone Change No. PZC 25-002 would amend the existing AE-40 (Exclusive Agriculture – 40 acre minimum) zone to ±199 acres of R-1-MU (single family residential – mixed use overlay) and ±39 acres M-1-MU (light manufacturing – mixed use overlay) zones. The proposed changes to the land use designation and zoning would allow a mixture of non-agricultural uses, predominantly residential uses with supporting light industrial, commercial, open space and public facilities uses, to be developed within the modified UDB. The Project would *not* amend the Complete Streets Program, Road Maintenance Program, Bicycle and Pedestrian Plan, Sewer Collection Plan, or Water Distribution & Storm Water Sewer Plan as adopted in the Traver Community Plan. The proposed Project would modify the UDB lines along logical alignments, such as property lines and roadways, and will provide developers with greater flexibility in location and project design of potential future development projects within the community.

5. **ENVIRONMENTAL DOCUMENT:** The MND can be viewed at the Resource Management Agency office located at the address above; at the Visalia Main Branch Library at 200 W. Oak Ave, Visalia, CA 93291, (559) 713-2700; or on the County website at https://tularecounty.ca.gov/rma/traver-udb-modification.

6. **REVIEW PERIOD:** Friday, May 2, 2025 –June 2, 2025, at 5:00 p.m.

7. **CONTACT FOR MORE INFORMATION:** Gary Mills, Chief Planner, Environmental Planning Division at (559) 624-7199 or GMills@tularecounty.ca.gov **(para Español llame Brenda Alcantar (559) 624-7000)**.

The MND has a review period of **30 days**, starting on **Friday, May 2, 2025**, and ending on **Monday, June 2, 2025**, which has been approved by the State of California, Office of Land Use and Climate Innovation. Any written comments on the MND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Gary Mills, Chief Planner, Environmental Planning Division.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

GARY MILLS, CHIEF PLANNER, ENVIRONMENTAL PLANNING DIVISION
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER