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 Sherwood South 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: Sherwood South Subdivision Project

Project Location: The Sherwood South Subdivision Project is to be located on the northeast corner of Enterprise Street and Bardsley Avenue (APNs 168-090-010, 168-147-018 and, 168-090-011). The site is approximately 59.30 acres and is adjacent to existing residential to the east and north, with agricultural uses located to the south and west.

Project Description: The Sherwood South Subdivision Project proposes 285 new residential units consisting of 209 single-family homes and 76 units of multi-family apartments on approximately 59.30 acres in the City of Tulare. The Project Site's existing General Plan land use designation is Residential Low Density, with a current zoning designation of R-1-4 (Single Family Residential, 4,000 Square Foot Minimum Site Area). The proposed General Plan designation is Residential Low Density with a portion of the Site designated as Medium Density Residential. The Project's proposed zoning is R-1-4 and RM (Medium Family Residential). The single-family lots will average 5,000 square feet (50' by 100') while the multi-family lots will average 12,075 square feet (69' x 175') with over 19 lots. The Project also includes a 2.76-acre park and storm drainage basin. The Project would result in onsite and offsite infrastructure improvements, including new and relocated utilities, new residential streets, and improvements to West Bardsley Avenue and Enterprise Street. The Project will require no demolition. An existing Tulare Irrigation District (TID) canal runs canal runs on the northern boundary of the Project Site. This will be piped underground in a 36" pipe.

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 13, 2026 to February 13, 2026. 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:	**February 24, 2026**
Time:	**at or after 5:30 p.m.**
Location:	**City of Tulare City Council Chambers** **491 N. M Street** **Tulare, CA 93274**