

Notice of Preparation of a Draft Environmental Impact Report

Date: June 1, 2026

To: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for the Oakmore Ranch Project

Lead Agency: City of Tulare

Project Title: Oakmore Ranch Project

Applicant: Greg Dowds

Contact: Steven Sopp
Principal Planner
City of Tulare – Community Development Department, Planning Division
411 East Kern Avenue
Tulare, CA 93274
(559) 684-4216
ssopp@tulare.ca.gov

Purpose of this Notice: The City of Tulare (City) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the Oakmore Ranch Project (proposed project). Pursuant to provisions of the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP) for the proposed project. Once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and its potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR.

Public Review Period. As required by Section 15082 of the CEQA Guidelines, this NOP has been prepared and distributed to solicit comments from interested parties and potential responsible and trustee agencies and other public agencies so that project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed project can be addressed in the EIR, as well as any related issues from interested parties other than potential responsible and trustee agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

This NOP is being circulated for public review and comment for a period of 30 days beginning June 1, 2026. The City requests that any potential responsible or trustee agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which requires submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted through 5:00 p.m., June 30, 2026.

Copies of the Notice of Preparation may be reviewed at the following location:

- City of Tulare, Community Development Department, 411 East Kern Avenue, Tulare, between 8:00 a.m. and 5:00 p.m.

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the City’s Project Planner, Steven Sopp, at the following address, or via email, by 5:00 PM on June 30, 2026. Please include the commenter’s full name, address, phone number and/or email so that we may contact you for clarification, if necessary. Please submit comments to:

Steven Sopp
Principal Planner
City of Tulare – Community Development Department, Planning Division
411 East Kern Avenue
Tulare, CA 93274
(559) 684-4216
ssopp@tulare.ca.gov

Project Description: The proposed project consists of approximately 235 acres located in unincorporated Tulare County, located immediately east of Oakmore Street, south of State Route 137 (Tulare Avenue) and north of Avenue 228. The project area is immediately adjacent to the existing City of Tulare city limit boundary to the west and is within the City of Tulare’s adopted Transit-Oriented Development (TOD) Plan Area. The site is bordered by:

- Chandler Grove Master Plan to the south
- Mission Oak High School to the southwest
- College of the Sequoias (COS) Tulare Campus to the south
- Agricultural and rural residential uses to the north and east

See Figure 1 (Regional Location and Vicinity Map) and Figure 2 (Annexation Boundary Map).

The proposed project consists of the annexation, pre-zoning, and amendment of the General Plan land use designation for the approximately 235-acre Oakmore Ranch planning area. The project would bring the planning area into the City of Tulare’s jurisdiction and establish land use and circulation frameworks consistent with the City’s long-range planning documents, including the North COS TOD Plan Area.

No specific development project is proposed for approval as part of this action. The EIR will evaluate the annexation and associated land use designations at a programmatic level, with the understanding that future development within the planning area will require separate, project-level CEQA review once detailed site plans, phasing, and infrastructure designs are available.

Proposed Actions

1. Annexation

The City proposes to annex the entire 235-acre planning area into the City of Tulare. Annexation would require approval by the Tulare County Local Agency Formation Commission (LAFCo).

2. General Plan Amendments

The City proposes to apply General Plan land use designations consistent with the TOD Plan Area, including:

- **Low-Density Residential**
- **Medium-Density Residential**
- **Neighborhood Commercial**
- **Parks and Open Space**

These designations reflect the conceptual master plan prepared by the property owners but do not approve or entitle any specific development.

The project site is designated as COS North Transit Oriented Development (TOD) in the City's adopted 2035 General Plan. The land use concept for the COS North plan area is intended to create a new community to serve COS students and staff as well as existing and future Tulare residents, with retail services, housing, and a new park and school. The TOD plan envisions a "complete neighborhood" where residents can access many of their basic activities and needs via walking or biking.

The COS North land use concept was included in the General Plan for illustrative purposes. The actual layout of the development is to be determined by future site planning. However, Land Use Element Policy P8.1 in General Plan 2035 calls for the City to implement a TOD land use pattern in the same spirit as the COS North land use concept.

The project proponent is requesting to change the General Plan land use designation on the project site to implement the current Transit Oriented Development Plan and establish the following General Plan designations: Low Density Residential (164 acres), Medium Density Residential (45 acres), Neighborhood Commercial (14 acres), and Parks and Recreation (12 acres). See Figure 3 – Proposed General Plan Designations and Circulation Plan.

3. Pre-Zoning

Concurrently with annexation, the City would apply corresponding City zoning districts to the planning area. The following zoning designations are proposed: Low Density Residential (R-1-4) (164 acres), Medium Density Residential (R-M) (45 acres), Neighborhood Commercial (C-1) (14 acres), and Parks and Recreation (PR) (12 acres). See Figure 4 – Proposed Zoning Designations and Circulation Plan.

4. Circulation Framework

Because the project is a plan-level, programmatic action with no specific development proposed, no roadway construction or detailed circulation improvements are being approved at this stage. The conceptual circulation framework shown on Figures 3 and 4 illustrates only the general location of major

arterials and collectors to support programmatic-level environmental analysis and to facilitate early agency review, including Caltrans.

Future development applications within the planning area will be required to prepare project-specific traffic impact studies, circulation plans, and infrastructure designs. These future analyses will determine roadway alignments, widths, improvements, and compliance with the City's Transit-Oriented Development, bicycle, and pedestrian network requirements.

Required Approvals

- **City of Tulare**
 - General Plan Amendments
 - Pre-Zoning
 - Annexation initiation
 - Certification of the Programmatic EIR
- **Tulare County LAFCo**
 - Annexation approval
- **Responsible and Trustee Agencies** (as applicable)
 - Caltrans
 - Tulare County
 - San Joaquin Valley Air Pollution Control District
 - Regional Water Quality Control Board
 - California Department of Fish and Wildlife

CEQA Approach

The City will prepare a Programmatic Environmental Impact Report evaluating the environmental effects of annexation, land use designations, and the conceptual circulation framework. The EIR will:

- evaluate impacts at a plan-level
- identify program-level mitigation measures
- defer project-level analysis (e.g., VMT, noise, air quality, biological resources, infrastructure design) until future development applications are submitted
- rely on future tiering under CEQA Guidelines §15152

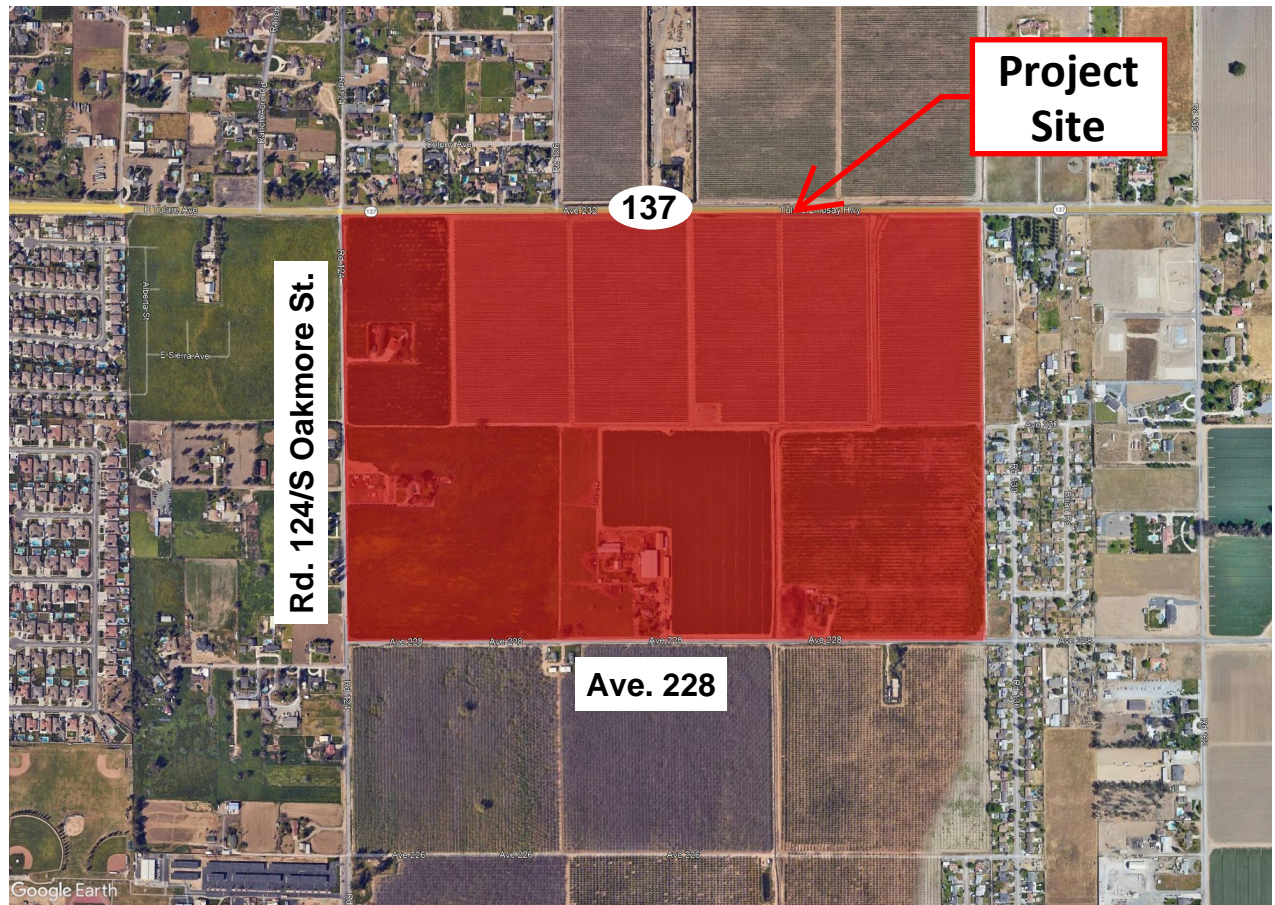
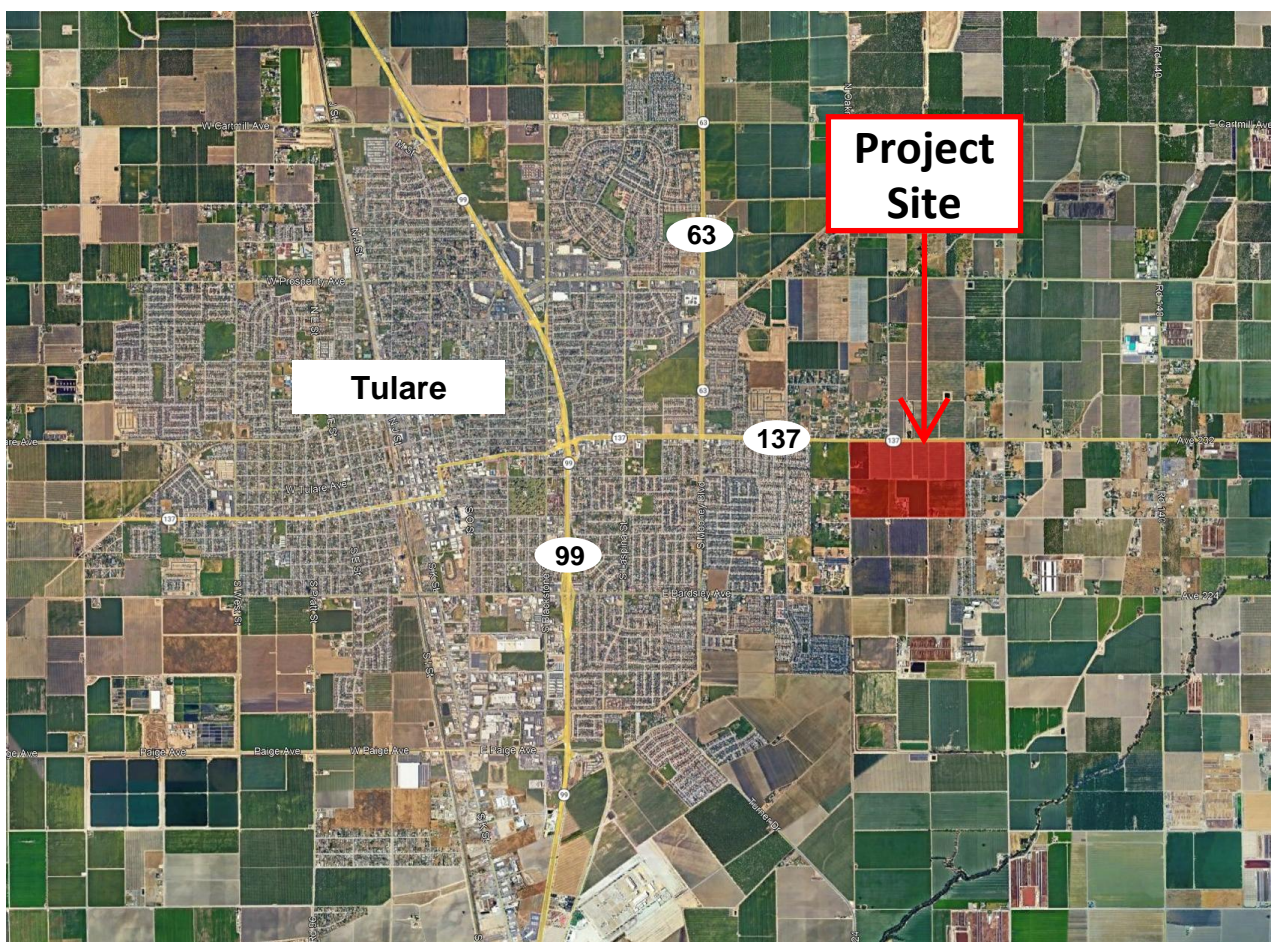
No development is being approved as part of this project.

Areas of Potential Environmental Effects: Potentially significant environmental impacts of the proposed project include, but may not be limited to, the following: Air Quality, Agriculture Resources, Greenhouse Gas Emissions, and Transportation. An Initial Study will be prepared following the public review period to refine the environmental topics that require detailed analysis in the EIR.

Public Scoping Meeting: The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a Public Scoping

Meeting will be held to solicit public comments on the scope and content of the EIR. The meeting time and location is as follows:

Tulare Public Library, Olympic Room
475 North M Street
Tulare, CA 93274
Date: **June 11, 2026**
Time: 4 p.m.



Core Environmental Consulting

Clovis, CA 93612
(559) 202-3941

PROJECT NAME
Oakmore Ranch

PROJECT NUMBER
24015

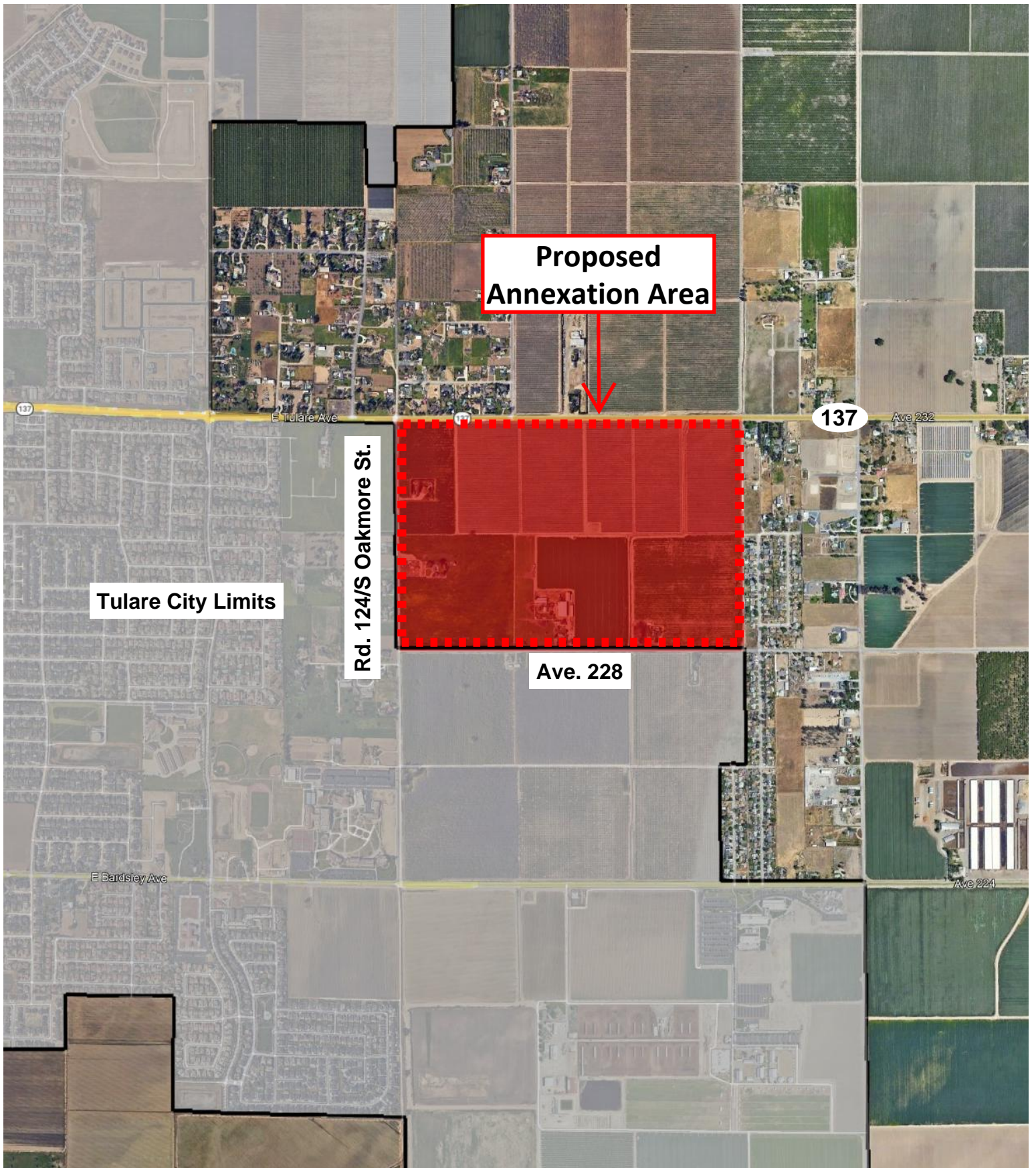
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4/2/26


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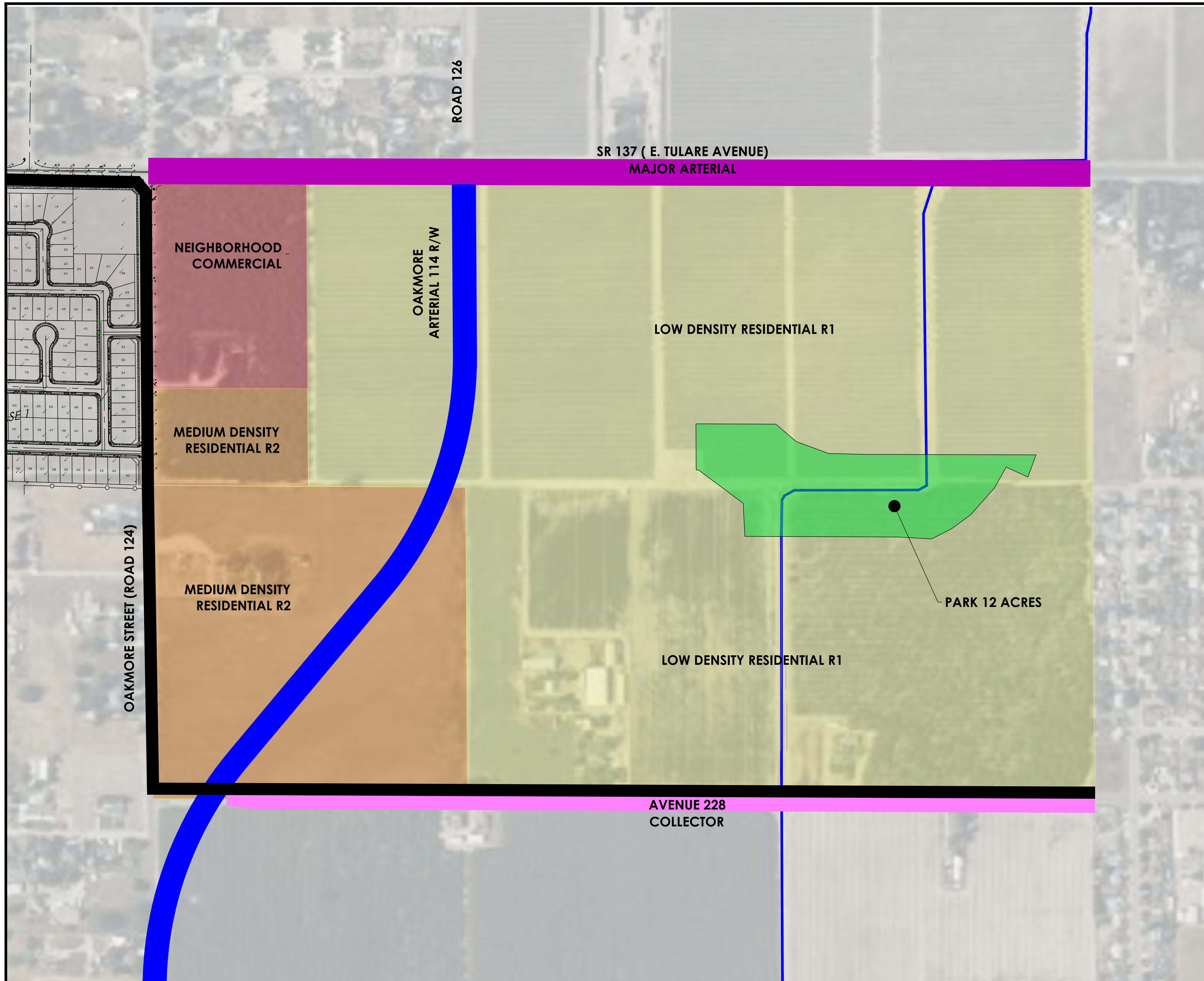
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LAT/LONG
36.206775, -119.289493

FIGURE 1
REGIONAL
LOCATION AND
VICINITY MAP



 <p>Core Environmental Consulting Clovis, CA 93612 (559) 202-3941</p>	<p>PROJECT NAME Oakmore Ranch</p>	<p>DATE 4/2/26</p>	<p>SCALE NOT TO SCALE</p>	<p>FIGURE 2 ANNEXATION BOUNDARY MAP</p>
	<p>PROJECT NUMBER 24015</p>	<p>DRAWN BY JM</p>	<p>LAT/LONG 36.206775, -119.289493</p>	



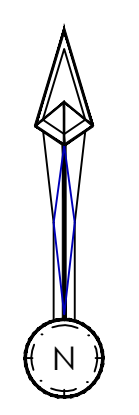
LEGEND

- LOW DENSITY RESIDENTIAL R1**
(164 ACRES)
- MEDIUM DENSITY RESIDENTIAL R2**
(45 ACRES)
- NEIGHBORHOOD COMMERCIAL**
(14 ACRES)
- PARK**
(12 ACRES)
- CITY LIMITS**

Land Use Designation	Acreage	Density Range per GP Table 2-1 (DU/Gross Average)	
Low Density Residential (LDR)	164 acres	3.1-7.0 du/ac	
Medium Density Residential (MDR)	45 acres	7.1 - 14.0 du/ac	
Neighborhood Commercial (NC)	14 acres	Minimum 2 acres	
Parks and Recreation (PR)	12 acres	--	

Circulation Table

Roadway	Classification	
SR 137 (E Tulare Avenue)	Major Arterial	
Road 124 (S Oakmore Street)	Arterial	
Avenue 228	Collector	



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AWEngineering
 CIVIL ENGINEERS & LAND SURVEYORS
 810 W ACEQUIA AVENUE, VISALIA CA 93291
 559-713-6139

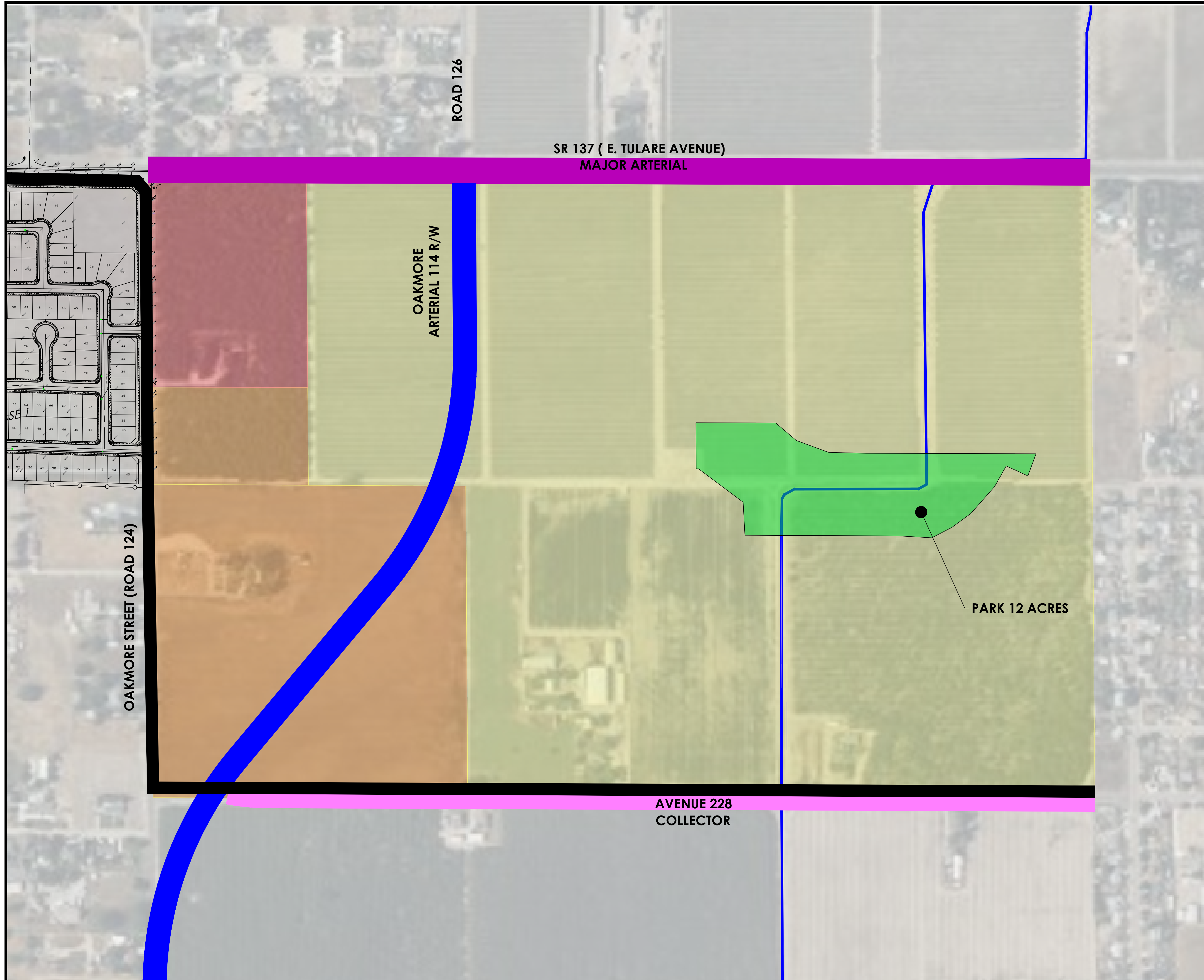
APPROVED BY	FOR
JESSE ALLEN WILLIAMS R.C.E. 64742	
DATE	
APPROVED BY	PROJECT
DATE	

FOR	
PROJECT	

SHEET TITLE
**OAKMORE RANCH GENERAL
 PLAN LAND USE &
 CIRCULATION MAP**

SHEET	C1
FLOOD ZONE	" X "
JOB NUMBER	23000

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LEGEND

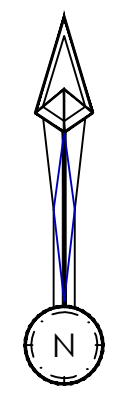
- LOW DENSITY RESIDENTIAL ZONE (R-1-4) 164 ACRES**
- MEDIUM DENSITY RESIDENTIAL ZONE (R-M) 45 ACRES**
- NEIGHBORHOOD COMMERCIAL ZONE (C-1) 14 ACRES**
- PARKS AND RECREATION ZONE (PR) (12 ACRES)**
- CITY LIMITS**

PreZoning Table

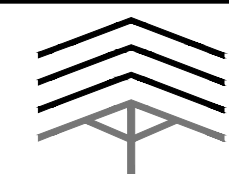
Zone District	Acreage	
Low Density Residential Zone (R-1-4)	164 acres	
Medium Density Residential Zone (R-M)	45 acres	
Neighborhood Commercial Zone (C-1)	14 acres	
Parks and Recreation Zone (PR)	12 acres	

Circulation Table

Roadway	Classification	
SR 137 (E Tulare Avenue)	Major Arterial	
Road 124 (S Oakmore Street)	Arterial	
Avenue 228	Collector	



NOT TO SCALE



AWEengineering
 CIVIL ENGINEERS & LAND SURVEYORS
 810 W ACEQUIA AVENUE, VISALIA CA 93291
 559-713-6139

APPROVED BY	FOR
JESSE ALLEN WILLIAMS R.C.E. 64742	
DATE	
APPROVED BY	PROJECT
DATE	

FOR	SHEET TITLE
	OAKMORE RANCH PREZONE & CIRCULATION MAP
PROJECT	

SHEET	FLOOD ZONE
C2	" X "
JOB NUMBER	
23000	

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 JESSE ALLEN WILLIAMS