

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
Tulare County Housing Element 2023-2031 Update**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Negative Declaration (ND) for the Tulare County Housing Element 2023-2031 Update, General Plan Amendment GPA 22-005. The ND 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:** Tulare County Housing Element 2023-2031 Update (GPA 22-005)
2. **APPLICANT/AGENT:** County of Tulare c/o Resource Management Agency
5961 S. Mooney Blvd
Visalia, CA 93277
3. **LOCATION:** The proposed Project encompasses all unincorporated areas of Tulare County.
4. **PROJECT DESCRIPTION:** The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the County's population living in unincorporated areas, as well as a program for meeting those needs. In previous decades, significant economic and demographic changes in Tulare County have challenged the ability of local jurisdictions and the private sector to construct adequate and affordable housing. Rapidly rising home prices and continued population growth have contributed to the scarcity of affordable housing. The housing market has recovered from the collapse in the late 2000's with home prices currently reaching all-time highs during the 2023-2031 planning period for this Housing Element. Providing adequate housing—especially extremely low- and low-income housing—remains a significant challenge to both local governments and the private sector.

The Tulare County Housing Element serves as a policy guide to address these issues, as well as the comprehensive housing needs of the unincorporated areas of Tulare County during the 2023 to 2031 planning period and beyond. The provision of decent, safe, sanitary and affordable housing for current and future residents of the unincorporated areas of Tulare County is the primary focus of the Housing Element. Additionally, the Housing Element places special emphasis on certain segments of the population, such as the elderly, the disabled, single-parent households, teenage parents, large families, farmworkers, overcrowded households, residents of group quarters, ethnic or racial minorities, veterans, and the homeless; as these groups may have more difficulty in finding decent and affordable housing due to their special needs and the challenges presented by living in disadvantaged communities for many of those residents.

Overall, and in summary, the purpose of the Housing Element is to:

- Determine the existing and projected housing needs of residents of the unincorporated areas;
- Establish goals, objectives, policies, and programs that guide decision-making to address housing needs; and

- Implement actions that encourage the private sector to build housing, while ensuring that governmental policies do not serve as a constraint to housing production.

There are no proposed projects or proposed developments associated with updating the Housing element; the action is to merely to comply with applicable State housing planning requirements.

5. **ENVIRONMENTAL DOCUMENT:** The ND 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/planning-building/environmental-planning/negative-declarations/housing-element-2023-update>
6. **REVIEW PERIOD:** November 1, 2023 – November 21, 2023, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner at (559) 624-7121 or HGuerra@tularecounty.ca.gov (para Español llame Brenda Alcantar (559) 624-7000).

The ND has a review period of **20 days**, starting on **Wednesday, November 1, 2023**, and ending on **Friday, November 21, 2023**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the ND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the ND 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.

HECTOR GUERRA, CHIEF ENVIRONMENTAL PLANNER
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER