

Notice of Intention 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 General Plan Amendment No. 2021-01, Zone Amendment No. 745 and, Conditional Use Permit No. 2021-19. 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: Derrel's Mini Storage Expansion – Mooney Blvd.

Project Location: The proposed project is located on approximately 12.38 acres east side of Mooney Blvd. approximately 600 ft. south of Prosperity Avenue, in the City of Tulare (APN 172-010-030).

Project Description: The proposed project consists of two phases. Phase 1 of the project includes construction of approximately 64,100 sq. ft. of mini-storage space and 132,020 sq. ft. of covered/enclosed space for RV storage. Development of the parcel will also include paving on-site, construction of an on-site stormwater retention basin and frontage improvements along Mooney Blvd., including pave out, curb, gutter, sidewalk and landscaping. Phase 2 of the project includes removal of the covered/enclosed space for RV storage that was included in phase 1 of the project and the construction of approximately 175,650 sq. ft. of additional mini-storage space, as well as additional paving on-site. The project requires the approval of a General Plan Amendment to change the general plan designation from Community Commercial to Service Commercial, a Zone Amendment to change the zoning designation from C-3 (Retail Commercial) to C-4 (Service Commercial) and, and Conditional Use Permit to allow a Mini-Storage facility in a C-4 zone.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to 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 May 25, 2022 to June 27, 2022. Copies of the Mitigated Negative Declaration can be reviewed at <https://www.tulare.ca.gov/government/departments/community-economic-development/environmental-documents> or at the City of Tulare, 411 E. Kern Ave., Tulare, CA 93274.

Please send your response to Steven Sopp, Principal Planner, at the address shown above. Please provide the name for a contact person in your agency.

Planning Commission Consideration: The City of Tulare Planning Commission intends to consider the Mitigated Negative Declaration as well as General Plan Amendment No. 2021-01, Zone Amendment No. 745 and, Conditional Use Permit No. 2021-19 on:

Date: June 27, 2022
Time: at or after 7:00 p.m.
Location: City of Tulare City Council Chambers
491 N. M Street
Tulare, CA 93274