

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
Rivers Industrial Park**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Rivers Industrial Park (PZC 21-009). 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:** Rivers Industrial Park, PZC 21-009
2. **APPLICANT/AGENT:** Rivers Investment Group
624 N. Maurer Street
Porterville, CA 93257
3. **LOCATION:** The site is located at the southeast Corner of State Route 65 and Avenue 124 (APN 302-124-003), approximately four (4) miles south of the City of Porterville and four (4) miles north of the unincorporated community of Terra Bella in Tulare County, California. The site is located in Section 26, Township 22 South, Range 27 East, MDB&M
4. **PROJECT DESCRIPTION:** The proposed Project is to develop 3.8-acres of a 29.29-acre site into a 50,000 square foot (sf) light industrial park. The industrial building will be built to suit and will accommodate eight (8) tenants at 6,250 sf per tenant. To support the industrial park, 10 ADA parking stalls, 42 standard parking stalls and 12 loading docks will also be constructed. It is anticipated that the industrial park will employ up to 24 people and days and operate Monday – Saturday from 8:00am to 5:00 pm. The Project site is currently vacant but has historically been utilized for agricultural purposes. There are two static billboards on site that will be removed as part of the project. The proposed industrial park is consistent with the General Plan Designation of Valley Agricultural, but will require the approval of a zone change from AE-10 (Exclusive Agriculture – 10 Acre Minimum) to M-1 (Light Manufacturing) by Tulare County. The M-1 zone allows the manufacturing, assembling, packaging, treatment and processing of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, or other similar causes.
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 web site at: <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/rivers-industrial-park-pzc-21-009/>.
6. **REVIEW PERIOD:** July 6, 2022 – August 5, 2022, 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 Jose Saenz (559) 624-7102).

The MND has a review period of **30 days**, starting on **Wednesday, July 6, 2022**, and ending on **Friday, August 5, 2022**, which has been approved by the State of California, Office of Planning and Research. 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: Hector Guerra, Chief Environmental Planner.

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.

REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER