

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Derrel's Mini Storage (GPA 22-001 & PZC 22-001)

Lead Agency: Tulare County Resource Management Agency Contact: Hector Guerra, Chief Environmental Planner  
Mailing Address: 5961 S. Mooney Blvd. Phone: 559-624-7121  
City: Visalia Zip: 93277-9394 County: Tulare County

Project Location: County: Tulare City/Nearest Community: Visalia  
Cross Streets: 15570 Avenue 292 Zip Code: \_\_\_\_\_  
Assessor's Parcel No: 101-090-014, 101-090-015, 101-100-005, 101-100-009 Total Acres: \_\_\_\_\_  
Section: 35 Township: 19 South Range: 25 East Base: MDBM  
Latitude/Longitude: \_\_\_° \_\_\_' \_\_\_" N / \_\_\_° \_\_\_' \_\_\_" W  
Within 2 Miles: State Hwy: State Highway 198 Waterways: \_\_\_\_\_  
Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Pre-zone  Redevelopment  
 General Plan Element  Planned Unit Dev.  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Sub.)  Other \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq. ft. 439,225 Acres 20 Employees 2  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducing  
 Coastal Zone  Noise  Solid/Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Transportation/Traffic/Circulation  Other: Energy  
 Other: Tribal Cultural Res.  Other: Greenhouse Gases  Other: Utilities/ Service System  Other: Wildfire

**Present Land Use/Zoning/General Plan Designation:**

From AE-20 (Exclusive Agriculture - 20 Acre Minimum) to PD-C-3-SC (Planned Development, Service Commercial, Scenic Corridor)

**Project Description:** The applicant is requesting is to modify the previously approved Sequoia Drive-In Business Park Master Development Guidelines PPD 20-001, Development Agreement No. DEV 20-002, and Vesting Tentative Subdivision Map No. TSM 834 (Castlewood LLC/Visalia) to accommodate the establishment of the first phase of Derrel's Mini-Storage within the footprint of the previously approved project (APNs: 101-090-014 & -015 and 101-100-009). This modification would also add twenty (20) acres of additional territory (APN: 101-100-005) to the Project site to accommodate the second phase of Derrel's Mini-Storage. The area that is proposed to be added currently has a land use designation of "Valley Agricultural" and is located in the AE-20 Zone. In addition, the applicant is requesting a Lot Line Adjustment to adjust the boundaries between three existing parcels (APNs: 101-090-014 & -015 and 101-100-009) to coincide with the three (3) phases of the proposed Project. In addition to mini-

storage structures, the Project would include recreation vehicle (RV) storage and resident manager housing. The proposed use (mini-storage/RV storage) where the expansion would occur is not allowed in the AE-20 Zone; therefore, the Project will require a change of zone to PD-C-3-SC from its existing AE-20 zone. A Williamson Act Cancellation must also occur to cancel Contract No. 10335 for APN 101-100-005 as part of this Project. The Project will include a water feature fronting Avenue 292, access from Avenue 292, an on-site storm water retention basin, and an emergency fire access point from Road 156 to comply with Fire Department conditions.

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**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X." If the document has already been sent to the agency, denote that with an "s."

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| <input checked="" type="checkbox"/> Air Resources Board                                  | <input type="checkbox"/> Office of Emergency Services                                      |
| <input type="checkbox"/> Boating & Waterways, Department of                              | <input checked="" type="checkbox"/> Office of Historic Preservation                        |
| <input checked="" type="checkbox"/> California Highway Patrol                            | <input type="checkbox"/> Office of Public School Construction                              |
| <input checked="" type="checkbox"/> Caltrans District # 6                                | <input type="checkbox"/> Parks & Recreation, Department of                                 |
| <input type="checkbox"/> Caltrans Division of Aeronautics                                | <input type="checkbox"/> Pesticide Regulation, Department of                               |
| <input type="checkbox"/> Caltrans Planning   | <input type="checkbox"/> Public Health, Department of                                      |
| <input type="checkbox"/> Central Valley Flood Protection Board                           | <input checked="" type="checkbox"/> Public Utilities Commission                            |
| <input type="checkbox"/> Cochella Valley Mtns. Conservancy                               | <input checked="" type="checkbox"/> Regional WQCB # 5F                                     |
| <input type="checkbox"/> Coastal Commission  | <input checked="" type="checkbox"/> Resources Agency                                       |
| <input type="checkbox"/> Colorado River Board  | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                    |
| <input checked="" type="checkbox"/> Conservation, Department of                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy              |
| <input type="checkbox"/> Corrections, Department of                                      | <input type="checkbox"/> San Joaquin River Conservancy                                     |
| <input type="checkbox"/> Delta Protection Commission                                     | <input type="checkbox"/> Santa Monica Mountains Conservancy                                |
| <input type="checkbox"/> Education, Department of  | <input type="checkbox"/> State Lands Commission  |
| <input checked="" type="checkbox"/> Energy Commission                                    | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 4                           | <input checked="" type="checkbox"/> SWRCB: Water Quality                                   |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of                    | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of            | <input type="checkbox"/> Tahoe Regional Planning Agency                                    |
| <input checked="" type="checkbox"/> General Services, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                |
| <input type="checkbox"/> Health Care Services, Department of                             | <input type="checkbox"/> Water Resources, Department of                                    |
| <input type="checkbox"/> Housing & Community Development                                 | <input type="checkbox"/> Other: <u>U.S. Forest Service</u>                                 |
| <input type="checkbox"/> Integrated Waste Management Board                               | <input type="checkbox"/> Other: <u>U.S. Natural Resources Conservation Service</u>         |
| <input checked="" type="checkbox"/> Native American Heritage Commission                  | <input type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u>                        |
| <input type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> | <input type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>                      |
| <input type="checkbox"/> Other: <u>Tulare County Agricultural Commissioner</u>           | <input type="checkbox"/> Other: <u>U.S. Naval Facilities Engineering Command</u>           |
| <input type="checkbox"/> Other: <u>Tulare County Association of Governments</u>          | <input type="checkbox"/> Other: <u>Tulare County Resources Conservation District</u>       |
| <input type="checkbox"/> Other: <u>Tulare County Farm Bureau</u>                         | <input type="checkbox"/> Other: <u>Tulare County Office of Emergency Services</u>          |
| <input type="checkbox"/> Other: <u>Tulare County Fire Warden</u>                         | <input type="checkbox"/> Other: <u>Tulare County Sheriff's Office</u>                      |
| <input type="checkbox"/> Other: <u>Tulare County HHSA – Environmental Health</u>         | <input type="checkbox"/> Other: <u>Tulare County U.C. Cooperative Extension</u>            |
| <input type="checkbox"/> Other: <u>Tulare County Local Agency Formation Commission</u>   | <input type="checkbox"/> Other: <u>Tulare County Resource Management (Fire, Flood, PW)</u> |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date: July 20, 2022 Ending Date: August 18, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Greg Dowds</u>
Address: _____	Address: <u>3500 S. Tamarack St.</u>
City/State/Zip: _____	City/State/Zip: <u>Visalia, CA 93277</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 7/19/22  
 Hector Guerra, Chief Environmental Planner

Signature of Lead Agency Representative:  Date: 7/19/22  
 Reed Schenke, Director/Environmental Assessment Officer