

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
DERREL'S MINI STORAGE (GPA 22-001 & PZC 22-002)**

**NOTICE IS HEREBY GIVEN** that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Derrel's Mini Storage (GPA 22-001 & PZC 22-002) Project. 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:** Derrel's Mini Storage (GPA 22-001 & PZC 22-002)
2. **APPLICANT/AGENT:** Greg Dowds  
3500 S. Tamarack St.  
Visalia, CA 93277
3. **LOCATION:** 15570 Avenue 292, Visalia, CA. The Project site is located in the Exeter Quadrangle USGS 7.5 Minute Series in Tulare County, directly east of the City of Visalia city limits, generally south of Noble Avenue and west of Road 156. It lies within Section 35, Township 19 South, Range 25 East, Mount Diablo Meridian within APNs 101-090-014, 101-090-015, 101-100-005, and-101-100-009.
4. **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.
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/derrels-mini-storage-gpa-22-001-pzc-22-002/>.
6. **REVIEW PERIOD:** July 13, 2022 – August 12, 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](mailto: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 13, 2022**, and ending on **Friday, August 12, 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