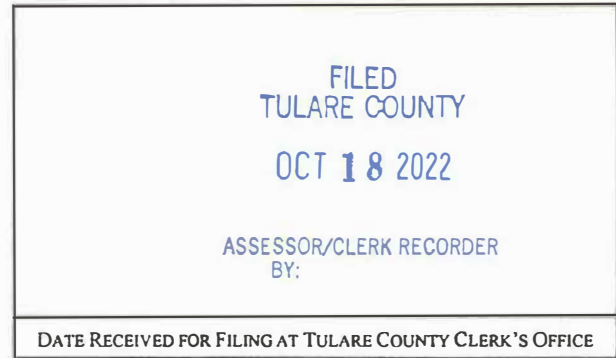


# NOTICE OF DETERMINATION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Tulare County Clerk  
Room 105, Courthouse  
221 South Mooney Blvd.  
Visalia, CA 93291

**Lead Agency:** Tulare County Resource Management Agency  
5961 South Mooney Blvd  
Visalia, CA 93277 (559) 624-7000  
*Attn: [hguerra@tularecountv.ca.gov](mailto:hguerra@tularecountv.ca.gov) and [jwillis@tularecountv.ca.gov](mailto:jwillis@tularecountv.ca.gov)*



**Applicant(s):** Greg Dowds  
3500 S. Tamarack St.  
Visalia, CA 93277 (559) 805-0985

**Subject:** Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** Derrel's Mini Storage, GPA 22-001 & PZC 22-002

**State Clearinghouse Number:** 2022070367

**Contact Person:** Hector Guerra, Chief Environmental Planner **Telephone Number:** 559-624-7121

**Project Location:** The Project is located at 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.

**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) in order 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 is planted to walnuts, has a land use designation of "Valley Agricultural", and is located in the AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum). 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. The proposed Project site is located approximately one-quarter mile east of the City of Visalia. 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 296, access from Avenue 296, an on-site storm water retention basin, and an emergency fire access point from Road 156 to comply with Fire Department conditions.


This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as  Lead Agency  Responsible Agency, has approved the above-described project on October 18, 2022, and has made the following determinations regarding the above-described project:


1. The project [ will  will not] have a significant adverse impact on the environment.
2.  A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ were  were not] made a condition of approval of this project.
4. A Mitigation Monitoring and Reporting Plan [ was  was not] adopted for this project.

5. A Statement of Overriding Considerations [ was  was not] adopted for this project.

6. Findings [ were  were not] made pursuant to the provision of CEQA.

This is to certify that the environmental document and record of project approval is available to the General Public and may be examined at: Tulare County Resource Management Agency, 5961 S Mooney Blvd., Visalia CA 93277.

Signature:  Date: 10/18/22 Title: Chief Environmental Planner  
Hector Guerra

Signature:  Date: 10/18/22 Title: Environmental Assessment Officer  
Reed Schenke, P.E. RMA Director

Signed by Lead Agency

Dept. of Fish & Wildlife Fees Required

EIR

MND

ND

Dept. of Fish & Wildlife Fees Not Required – Fees Paid

Receipt Number: \_\_\_\_\_