

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
Derrel's Mini-/ RV – Storage & Business Park Project  
(GPA 22-004 & PZC 22-003)**

**NOTICE IS HEREBY GIVEN** that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for Derrel's Mini-/RV-Storage & Business Park Project (GPA 22-004 & PZC 22-003). 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-/RV-Storage & Business Park Project
2. **APPLICANT/AGENT:** Greg Dowds  
3500 S. Tamarack St  
Visalia, CA 93277
3. **LOCATION:** The site is located on the southeast corner of Avenue 324 and State Route 63, Patterson Tract, approximately 0.58 mile north of Visalia City Limits. The APN is 079-100-023. The site is located in Section 8, Township 18 South, Range 25 East, MDB&M.
4. **PROJECT DESCRIPTION:** The applicant is requesting to change the County's land use designation within the County Adopted Urban Area Boundary (CAUAB) of Visalia, from "Agriculture" to "Service Commercial" on 49.0 acres. The applicant also requests a change of zone from R-O (Single Family Estate) to C-3-MU (Service Commercial with Mixed Use Overlay) on the same 49.0-acre parcel. The applicant proposes to submit a tentative parcel map to divide the property into nineteen (19) parcels: approximately ±29 acres for the proposed Mini-Storage and ±20 acres for eighteen (18) commercial lots. The proposed Project site is located approximately 0.58-mile north of the City of Visalia. In addition to mini-storage structures, the Project would include recreation vehicle (RV) storage and resident manager housing; and a future business park consisting of 18 parcels. The proposed use is not allowed in the R-O Zone; therefore, the Project will require a change of zone to the C-3-MU zone. The Project will include a water feature fronting SR 63, access from SR 63, and on-site storm water retention basin.
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 website at <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/derrels-mini-rv-storage-business-park-gpa-22-004-pzc-22-003/>.
6. **REVIEW PERIOD:** August 10, 2022 – September 9, 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, August 10, 2022**, and ending on **Friday, September 9, 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