

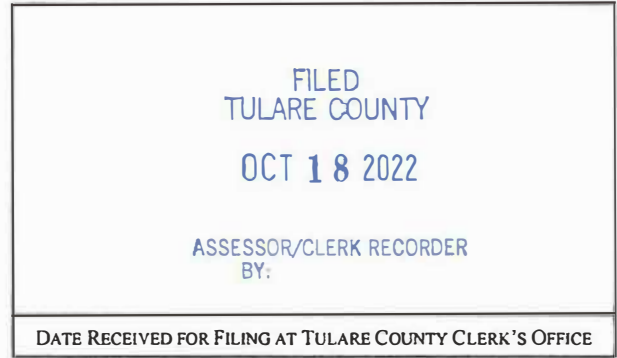
# NOTICE OF DETERMINATION

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-/RV-Storage and Business Park, GPA 22-004 & PZC 22-003

**State Clearinghouse Number:** 2022080238

**Contact Person:** Hector Guerra, Chief Environmental Planner

**Telephone Number:** 559-624-7121

**Project Location:** The parcel 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 parcel is also within the Urban Area Boundary of the City of Visalia, and Urban Development Boundary of Patterson Tract on Assessor's Parcel Number (APN) 079-100-023. The site is currently planted to walnuts, and is bisected by Uphill Ditch. The proposed Project site is located in the Monson Quadrangle USGS 7.5 Minute Series in Tulare County, directly north of the City of Visalia city limits, generally south of Avenue 324 and east of SR 63/Dinuba Blvd./Road 124 (SR 63). It lies within Section 8, Township 18 South, Range 25 East, Mount Diablo Meridian.


**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: 60% for proposed Mini Storage and 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.

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: \_\_\_\_\_

Cc: California. Dept. of Fish & Game, 1416 Ninth St., 12<sup>th</sup> Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.