

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
MORGAN CONVENIENCE STORE (WITH GAS STATION)/
MINI STORAGE/SERVICE COMMERCIAL USES
(GPA 21-001 & PZC 22-007)**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for Morgan Convenience Store (with gas station)/Mini – Storage/Service Commercial Uses (GPA 21-001 & PZC 22-007). 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:** Morgan Convenience Store (with gas station)/Mini – Storage/Service Commercial Uses (GPA 21-001 & PZC 22-007)
2. **APPLICANT/AGENT:** Chase Morgan
3600 W. Mineral King, Ste. B
Visalia, CA 93277
3. **LOCATION:** The proposed Project site is located on the southeast corner of Avenue 280/Caldwell Avenue and Road 140/Lovers Lane directly southeast of Visalia city limits. The proposed Project site is also within the Urban Area and Urban Development Boundaries of the City of Visalia on Assessor’s Parcel Number (APN) 127-010-035 and a portion of APN 127-010-037. The site is currently planted to walnuts and contains a single-family residence. The proposed Project site is located in the Visalia Quadrangle USGS 7.5 Minute Series in Tulare County. It lies within the North ½ of Section 10, Township 19 South, Range 25 East, Mount Diablo Meridian.
4. **PROJECT DESCRIPTION:** The applicant is requesting to change the County’s land use designation within the Urban Area Boundary (UAB) and Urban Development Boundary (UDB) of Visalia, on approximately 8.46 gross acres, from “Heavy Industrial” to “Service Commercial” and change the Land Use Designation on approximately 5.4 gross acres from “Low-Medium Density” to “Service Commercial” and change the zone districts from AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) and C-1 (Neighborhood Commercial Zone) to C-3 (Service Commercial Zone). The purpose of the application is to facilitate the establishment of a convenience store, self-storage (mini-warehouses), and future service commercial uses. The proposed Project site is located directly southeast of the City of Visalia.
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/morgan-commercial/>
6. **REVIEW PERIOD:** October 7, 2022 – November 6, 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 (para Español llamar (559) 624-7000).

The MND has a review period of **30 days**, starting on **Friday, October 7, 2022**, and ending on **Sunday, November 6, 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