

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@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

Applicant(s): Chase Morgan
3600 W. Mineral King, Ste. B
Visalia, CA 93291 (569) 300-7780

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

Project Title: Chase Morgan Project, GPA 21-001 & PZC 22-007

State Clearinghouse Number: 2022100148

Contact Person: Hector Guerra, Chief Environmental Planner

Telephone Number: 559-624-7121

Project Location: 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(s) (APN's), +/- 8.46 acres, 127-010-035 and a portion +/- 5.4 acres of APN 127-010-037. Visalia Quadrangle USGS 7.5 Minute Series, North 1/2 of Section 10, Township 19 South, Range 25 East, Mount Diablo Meridian.

Project Description: Change the Tulare County land use designation on +/- 8.46 gross acres from "Heavy Industrial" to "Service Commercial" and on +/- 5.4 gross acres from "Low-Medium Density" to "Service Commercial", and change the zoning districts from AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) and C-1 (Neighborhood Commercial Zone) to C-3 (Service Commercial Zone), on the southeast corner of Avenue 280/Caldwell Avenue and Road 140/Lovers Lane on Assessor's Parcel Number(s) 127-010-035 and a portion of 127-010-037.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as Lead Agency Responsible Agency, has approved the above-described project on March 28, 2023, 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.

<p>FILED TULARE COUNTY</p> <p>MAR 28 2023</p> <p>ASSESSOR/CLERK RECORDER BY:</p>
<p>DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE</p>

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: *Hector Guerra* Date: 3/28/23 Title: Chief Environmental Planner
Hector Guerra

Signature: *Reed Schenke* Date: 3.28.23 Title: Environmental Assessment Officer
For Reed Schenke, P.E. RMA Director
Aaron Beck *for*

Signed by Lead Agency

- Dept. of Fish & Wildlife Fees Required
- EIR
- MND
- ND

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

Receipt Number: _____