

## NOTICE OF DETERMINATION

To:  Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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

**Lead Agency:** County of Tulare c/o Resource Management Agency  
5961 S. Mooney Blvd.  
Visalia, CA 93277 (559) 624-7000  
Attn: [gmills@tularecounty.ca.gov](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

**Applicant(s):** Chase Morgan (Morgan Enterprise)  
3600 W. Mineral King Ave. B,  
Visalia, CA 93277 (559) 739-2927

FILED TULARE COUNTY
APR 2 2025
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S

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

**Project Title:** Addendum to the Mitigated Negative Declaration ("MND") for the Morgan Convenience Store (with gas station/ Mini- Storage/Service Commercial Uses) for GPA 21-001 and PZC 22-007 (SCH#2022100148)

**State Clearinghouse Number:** 2022100148

**Contact Person:** Gary Mills, Chief Planner, Environmental Planning Division

**Telephone Number:** 559-624-7199

**Project Location:** The Project site is located directly southeast of the City of Visalia on the southeast corner of Avenue 280 and Road 140 southeast of city of Visalia city boundary. 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.

**Project Description:** A Mitigated Negative Declaration (MND) was prepared and a Notice of Determination (NOD) filed on March 28, 2023, for Morgan Convenience Store (with gas station)/Mini- Storage/Service Commercial Uses. The project consists of the land use designation change on approximately 8.46 gross acres, from "Heavy Industrial" to "Service Commercial" and 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) to facilitate the establishment of a convenience store (with gas station), self-storage (mini warehouses), and future service commercial uses. The current project is a tentative parcel map PPM 24-051. The Tulare County Resource Management Agency (RMA) has determined that the components added to the previously approved/adopted Morgan Convenience store (with gas station) Mini-storage, Service Commercial uses project is subject to the California Environmental Quality Act (CEQA). As such, an addendum to the Mitigated Negative Declaration (SCH # 2022100148) is applicable and appropriate as the changes to the Project will consist of: Tentative Parcel Map– to allow the division of a 11.86 gross acre parcel in the C-3 (Service Commercial) zone into twelve (12) parcels; Parcel 1=1.14-acre, Parcel 2= 0.40-acre, Parcel 3= 0.35-acre, Parcel 4= 0.54-acre, Parcel 5= 0.59-acre, Parcel 6= 0.41-acre, parcel 7= 0.28-acre, Parcel 8 =4.49-acre, Parcel 9= 0.55-acre, Parcel 10 = 0.94-acre, parcel 11= 0.64-acre, and parcel 12= 1.05-acre; no other changes are planned or anticipated at this time.

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.  An Addendum Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A 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.

**Environmental Assessment Officer:** Reed Schenke, P.E., RMA Director/EAO  
**Project Planner/Representative:** Nebeyu Menkir, Planner I

**Telephone:** 559-624-7183

Signature: *Gary A. Mills*  
 Gary A. Mills

Date: 3/26/2025

Title: Chief Planner,  
 Environmental Planning Division

Signature: *Aaron Bock* For  
 Michael G. Washam, A.C.E.

Date: 4.1.25

Title: Associate RMA Director, Designee

Signed by Lead Agency

Date submitted to the LCI/SCH: \_\_\_\_\_

- Dept. of Fish & Wildlife Fees Required
  - EIR
  - MND
  - ND
- Dept. of Fish & Wildlife Fees Not Required – Fees Paid  
 Receipt Number: 54-03/28/2023-090

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.