

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
Akers Business Park (GPA 22-003, PZC 22-010 & PPM 23-007)**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Akers Business Park (GPA 22-003, PZC 22-003, and PPM 23-007) Project. 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:** Akers Business Park (GPA 22-003, PZC 22-010 & PPM 23-007)
2. **APPLICANT/AGENT:** NFDI, LLC
1878 N Mooney Blvd
Tulare, CA 93724
3. **LOCATION:** The site is located at the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route 99. The site is located on Tulare County APN 149-090-006, and is located within the City of Tulare Urban Area Boundary (UAB). The site is located in Section 27, Township 19 South, Range 24 East, MDB&M.
4. **PROJECT DESCRIPTION:** The proposed Project consists of the development of a commercial business park and includes a General Plan Amendment to change the Land Use Designation from “Valley Agriculture” to “Mixed Use,” a Zone Change to change the Zone from AE-20 (Exclusive Agricultural – 20 Acre Minimum) to C-3-MU (Service Commercial with a Mixed-Use Overlay Zone), and a Tentative Parcel Map to subdivide a 65.45-acre parcel to facilitate the development of the proposed Akers Business Park as a mixed use commercial project. The proposed Project includes the expansion of the existing Magic Touch Recreational Vehicle Sales facility immediately south of the proposed Project site (3567 N. Oaks St. Tulare, CA 93274), contractor offices, boat sales, and other related uses allowed in the C-3-MU Zone.
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; the Tulare Public Library at 411 E. Kern Ave, Tulare, CA 93274, or on the County website at <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/akers-business-park/>.
6. **REVIEW PERIOD:** February 15, 2023 – March 17, 2023, 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 llame (559) 624-7000).

The MND has a review period of **30 days**, starting on **Wednesday, February 15, 2023**, and ending on **Friday, March 17, 2023**, 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** on at the regularly scheduled meeting to be held on **April 12, 2023**. The meeting will be held at the Tulare County Board of Supervisors Chambers, 2800 West Burrel Avenue, Visalia, California 93291, starting at 9:00 a.m.

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