

# 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](mailto:hguerra@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

Applicant(s): NFDI, LLC  
1878 N. Mooney Blvd., Suite J  
Tulare, CA 93274 (559) 799-6990

FILED TULARE COUNTY  MAY 02 2023  ASSESSOR/CLERK RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

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

**Project Title:** Akers Business Park, GPA 22-003, PZC 22-010, & PPM 23-007

**State Clearinghouse Number:** 2023020373

**Contact Person:** Hector Guerra, Chief Environmental Planner      **Telephone Number:** 559-624-7121

**Project Location:** The parcel is located at the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route (SR) 99, APN 149-090-006.

**Project Description:** The proposed Project ("Akers Business Park") consists of the development of a commercial business park on approximately 65.45-acres located at the southwest corner of Road 100 (Oaks Street) and Oakdale Avenue, east of State Route (SR) 99, APN 149-090-006. The proposed Project includes a General Plan Amendment ("GPA") to change the Land Use Designation from "Valley Agriculture" to "Mixed Use," a Zone Change ("PZC") 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 ("PPM") to subdivide a 65.45-acre parcel to facilitate the development of the proposed Akers Business Park. The proposed Project is a mixed use commercial development that includes the expansion of the existing Magic Touch Recreational Vehicle Sales facility at the south end of the proposed Project (3567 N. Oaks St. Tulare, CA 93274), contractor offices, boat sales, and other related uses allowed in the C-3-MU Zone.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as  Lead Agency  Responsible Agency, has approved the above-described project on May 02, 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.

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: 05/02/23 Title: Chief Environmental Planner  
Hector Guerra

Signature: *Reed Schenke* Date: 5.2.23 Title: Environmental Assessment Officer  
*Aaron Cook for* 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: \_\_\_\_\_