

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Derrel's Mini Storage, General Plan Amendment GPA 17-031 and Zone Change PZC 18-015 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:** Derrel's Mini Storage, General Plan Amendment GPA 17-031 and Zone Change PZC 18-015.
2. **APPLICANT/AGENT:** Aldar Mini Storage, L.P.
DBA Derrel's Mini Storage
3265 W. Ashlan Avenue
Fresno, CA 93722
3. **LOCATION:** The site is located on the east side of Mooney Blvd./State Route (SR) 63, approximately 700 feet south of Avenue 264. The site is located on APN 150-050-014, and is located within the County-designated City of Tulare Urban Area Boundary (UAB). The site is located in Section 19, Township 19 S, Range 25 E, MDB&M.
4. **PROJECT DESCRIPTION:** The Project applicant is proposing to change the land use designation of an approximately 14.78-acre site to allow the construction of a mini-storage facility, including 323,700 square feet of storage stalls and 2,522 square feet of office/residence space. The applicant proposes to change the land use designation of APN 150-050-014 from "Mooney Corridor" to "Mixed Use" and rezone the parcel from Tulare County zoning from Exclusive Agricultural-20 acre minimum (AE-20) to General Commercial (C-2).
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 located at 200 W. Oak Ave., Visalia, CA 93291; or on the County web site at:
<http://tularecounty.ca.gov/rma/index.cfm/projects/planning-projects/applicant-projects/derrels-mini-storage-mooney-location/>
6. **REVIEW PERIOD:** December 14, 2018 – January 14, 2019, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner at (559) 624-7121 or HGuerra@co.tulare.ca.us (**para Español llame Jose Saenz (559) 624-7102**).

The MND has a review period of 30 days, starting on **December 14, 2018**, and ending on **January 14, 2019**, 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