

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT,
SEQUOIA DRIVE-IN BUSINESS PARK (SCH # 2017011027)**

Project Title:

Sequoia Drive-In Business Park Project (State Clearinghouse # 2017011027)

Project Location:

The project is located at 29421 Road 156, at the southwest corner of Avenue 296 (Noble Avenue) and Road 156. The project is south of and adjacent to State Route 198, less than one mile east of the City of Visalia and less than one mile west of the City of Farmersville. The entire 46.17-acre site is within the Exeter USGS 7.5 minute quadrangle and is on Tulare County APNs 101-090-014, -015 and 101-100-009, -010. The site is within the NE ¼ portion of Section 35, Township 18 South, Range 25 East, MDB&M.

Project Description:

The Applicant is proposing to develop a 358,370 square foot business park consisting of a total of 30 buildings (46 units), access roads, and stormwater retention basins. The Project will be developed in four (4) separate phases of development. Phase 1 will include a convenience market with gas pumps and an attached fast-food restaurant, along with five (5) separate commercial buildings for a total combined square footage of 68,340. Direct access into the development of Phase 1 will occur on Road 156, and will eventually connect access from Noble Avenue during Phase 3. Phase 2 will result in the development of 14 commercial buildings for a total combined square footage of 88,000, leaving a remainder lot for the existing cellular tower. Two access points into the development will occur on Road 156, using a circle drive connecting part of Phase 1, and all of Phases 2 and 4. Phase 3 will include ten (10) separate commercial buildings with one (1) remaining lot for a stormwater retention ponding basin in the event of extreme rainfall. The total square footage buildout for Phase 3 will be 104,000. Phase 4, the final phase, will include 13 commercial buildings and a remaining lot for a second stormwater retention pond. The total square footage buildout for Phase 4 will be 98,030. To accommodate the proposed development, the following two actions will need to occur: update to the existing development agreement, and Tulare County approval of a tentative subdivision map (including the environmental impact report).

EIR Availability:

A copy of the Draft EIR will be available for review at the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277, (559) 624-7000, (Monday – Thursday: 9:00 am to 4:30 pm) and (Friday: 9:00 am to 11:00 am).

A copy of the DEIR may also be obtained and/or reviewed at the following locations:

Visalia Branch Library	Tuesday through Thursday: 9:00 a.m. – 8:00 p.m.
200 West Oak Avenue	Friday: 12:00 p.m. – 6:00 p.m.
Visalia, CA 93291	Saturday: 9:00 a.m. – 5:00 p.m.

Tulare County Web Site: <http://tularecounty.ca.gov/rma/index.cfm/projects/planning-projects/applicant-projects/sequoia-drive-in-business-park/>

Contact for More Information: Hector Guerra, Chief Environmental Planner (559) 624-7121 (**para Español llame Jose Saenz (559) 624-7102**).

The DEIR has a review period of **45** days, starting on **December 21, 2018** and ending **February 4, 2019**, which has been approved by the State of California, Office of Planning and Research. Any written comments on the DEIR 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 DEIR established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission at a date to be determined later. 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 § 21177, Government Code § 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, Director, Resource Management Agency