

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: General Plan Amendment No. 2024-02, Change of Zone No. 2024-03, Conditional Zoning Agreement No. 2024-04, and Variance No. 2024-03.

Lead Agency: City of Visalia Contact Person: Josh Dan
 Mailing Address: 315 E. Acequia Ave. Phone: 559-713-4003
 City: Visalia Zip: 93291 County: Tulare

Project Location: County: Tulare City/Nearest Community: Visalia
 Cross Streets: E. Goshen Ave. & S. Ben Maddox Ave Zip Code: 93292

Longitude/Latitude (degrees, minutes and seconds): 36 ° 20 ' 9.222 " N / 119 ° 16 ' 31.55 " W Total Acres: 9.42

Assessor's Parcel No.: 098-050-013, -038, -060, -061, -062 Section: 28 Twp.: 18 Range: 25 Base: MDPM

Within 2 Miles: State Hwy #: 198 & 216 Waterways: Mill Creek
 Airports: N/A Railways: Union Pacific Railroad Schools: La Sierra Academy

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>210,035</u> Acres <u>9.42</u> Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Multi-family Residential (R-M-3) / High Density Residential (RHD)

Project Description: *(please use a separate page if necessary)*

The entitlements listed below are a request by the applicant to facilitate the development of a mini storage facility built in two phases measuring a total of 210,035 square feet at 1700 East Goshen Avenue. The two-phase development plan details the addition of 55 storage buildings, each measuring between 1,550 square feet and 4,800 square feet. Furthermore, the development will connect the proposed mini storage facility with an existing Derrel's mini storage site off North Ben Maddox Way.

General Plan Amendment No. 2024-02: A request by Derrel's Mini Storage to change the land use designation upon APN 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.

Change of Zone No. 2024-03: A request by Derrel's Mini Storage to change the zoning designation upon APN 098-050-038 from Multi-family Residential (R-M-3) to Service Commercial (C-S) for a 9.42-acre parcel, and the change of land use designation upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 sq. ft. minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.

Conditional Zoning Agreement No. 2024-04: A request by Derrel's Mini Storage to establish conditions for a storage facility upon APN 098-050-038; and, for the Housing Authority of Tulare County to establish conditions for a multi-family development of at least 278 dwelling units upon APNs 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

Variance No. 2024-03: A request by Derrel's Mini Storage to place a storage building on the north property line of APN 098-050-038.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 06/12/2025 Ending Date 07/12/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dowds Planning Services</u>	Applicant: <u>Derrel's Mini Storage</u>
Address: <u>3500 S. Tamarack St.</u>	Address: <u>3500 S. Tamarack St.</u>
City/State/Zip: <u>Visalia, CA 93277</u>	City/State/Zip: <u>Visalia, CA 93277</u>
Contact: <u>Greg Dowds</u>	Phone: <u>559-805-0985</u>
Phone: <u>559-805-0985</u>	

Signature of Lead Agency Representative: Josh Dan Date: 6/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.