

NOTICE OF EXEMPTION

City of Visalia, 315 E. Acequia Ave., Visalia, CA 93291 (559) 713-4359

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2026-06

PROJECT TITLE

The project is located on the south side of West Riggin Avenue approximately 630 feet west of North Shirk Street. (APN: 077-200-059)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Conditional Use Permit No. 2026-06: a request to establish an approximately 363,000 square foot personal mini storage facility on approximately 20 acres in the I (Industrial) and I-L (Light Industrial) zone districts.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Brandon Smith, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4636, brandon.smith@visalia.city

NAME OF LEAD AGENCY APPROVING PROJECT

Alter Mini Storage LP, 3239 W. Ashlan Ave., Fresno, CA 93722, (559) 500-0219, mgomez@derrels.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Greg Dowds, 3500 S. Tamarack St., Visalia, CA 93277, (559) 805-0985, gdowds@aol.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☒ Ministerial - Section 15183
☐ Emergency Project - Section 15071
☐ Categorical Exemption - State type and Section number:
☐ Statutory Exemptions- State code number:

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The City of Visalia finds that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. The Program Environmental Impact Report will be utilized.

REASON FOR PROJECT EXEMPTION

Brandon Smith, Principal Planner

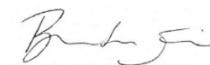
CONTACT PERSON

August 3, 2026

DATE

(559) 713-4636

AREA CODE/PHONE



**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**

California Environmental Quality Act

Section 15183 Findings

Application: Conditional Use Permit No. 2026-06 **Environmental Review:** 2026-44

Location: South side of West Riggin Avenue approximately 630 feet west of North Shirk Street

Assessor's Parcel Number: 077-200-059

General Plan Designation: Light Industrial & Industrial **Zoning Designation:** I-L & I

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The City of Visalia finds that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**

The following findings are made in compliance with CEQA Section 15183 – Project consistent with a Community Plan or Zoning.

In approving a project meeting the requirements of CEQA Section 15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Is the project consistent with the General Plan and Zoning designations for the site (including density for residential developments)? Yes X No

If yes, please explain below. If no, the project does not qualify for this exemption.

Comment/Finding:

The project site has a split General Plan land use designation of Light Industrial and Industrial, and has corresponding zoning designations of Light Industrial (I-L) and Industrial (I). The project proposes an approximately 363,000 square foot personal mini storage facility on approximately 20 acres. The project has a resulting floor area ratio (FAR) of 0.42, which conforms to General Plan Density and Intensity Standards by Land Use Classification (Table 2-3 of the Land Use Element), which specifies a Maximum FAR of 0.5 and 0.6 for Light Industrial and Industrial designations respectively. The project proposes constructing a mini storage facility, which is a use permitted by right in the I-L zone and a use conditionally allowed in the I zone. Therefore, the project is consistent with the General Plan and Zoning designations for the site.

2. Are there any impacts that weren't evaluated in the General Plan EIR that are peculiar to the project or the parcel on which the project would be located? Yes No X

If yes, an initial study or detailed analysis is necessary to determine if specific impacts will need to be mitigated. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

All potential impacts from this development were evaluated with the General Plan EIR. The site is consistent with the General Plan and zoning and has no unique features that were not evaluated with the General Plan EIR.

3. Are there project specific impacts which the General Plan EIR failed to analyze as significant effects?
Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

The proposed project would not result in any additional impacts that were not evaluated with the General Plan EIR.

4. Is there substantial new information which would result in more severe impacts than anticipated by the General Plan EIR? Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

There is no new information as a result of the proposed project that would result in more severe impacts. The project is consistent with the General Plan and zoning, and the circumstances around the project site have not changed. All potential impacts were evaluated with the General Plan EIR.

On the basis of this evaluation, in accordance with the requirements of Section 15183 of the CEQA Guidelines:

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|-------------------------------------|--|
| ☐ | 1. It is found that subsequent negative declaration will need to be prepared. |
| ☐ | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| ☐ | 3. That a subsequent EIR will need to be prepared. |
| ☒ | 4. No further documentation is required. |

Date: July 6, 2026 Prepared By:



Brandon Smith
Principal Planner