

# NOTICE OF EXEMPTION

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

Applicant(s): Carlos A. Cortez  
23010 Avenue 195  
Strathmore, CA 93267 (559) 361 5456

Project Title: Setback and Use Variance No. PZV 22-017

Project Location - Specific: Located at 22785 Avenue 200, Strathmore, CA, (APN: 215-320-030).

Project Location- Section, Township, Range: Section 32, Township 20 S, Range 27 E, M.D.B. & M.

Project Location - City: Strathmore, CA Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Setback and Use Variance No. PZV 22-017 requests a Setback and Use Variance to authorize a 6' tall block wall within the front yard setback area facing Road 228 (Orange Belt Hwy) in the C-2-MU (General Commercial with Mix Used Overlay) Zone, on a 0.53-acre equivalent to (23,087 sq. ft.) parcel, in the Strathmore UDB. (APN 215-320-030).

Exempt Status: (check one)

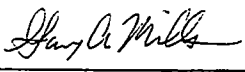
- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Common Sense Rule: CEQA guidelines 15061(b)(3)
- Categorical Exemption: CEQA Guidelines Class 3 Section 15303 pertaining to New Construction or Conversion of Small Structures and Class 5 Section 15305 pertaining to Minor Alterations to Land Use Limitations.
- Statutory Exemptions:

Reasons why project is exempt: This action is consistent with Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures. The project is compatible with this exemption because the project would authorize a 6' tall block wall within the front yard setback area facing Road 228 (Orange Belt Hwy) in the C-2-MU (General Commercial with Mix Used Overlay) Zone. In addition, this action is consistent with Section 15305, Class 5, pertaining to minor alterations to land use limitations, such as lot line adjustments, variances, and encroachment permits on land with a slope of less than 20%, that do not result in changes in land use or density. The project is compatible with this exemption because the Setback and Use Variance will not change the land use or density.

Name of Public Agency Approving Project: Tulare County Resource Management Agency


Project Planner/Representative: Project Planner/ Nebeyu Menkir, Planner I

Telephone: (559) 624-7183

Signature:   
Gary A. Mills

Date: 1/17/2024

Title: Chief Environmental Planner

Signature:   
Reed Schenke, P.E.

Date: 1/24/24

Title: Environmental Assessment Officer  
RMA Director

Signed by Lead Agency

Date submitted to the OPR/SCH: \_\_\_\_\_

FILED TULARE COUNTY
JAN 24 2024
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE