

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: County of Tulare c/o Resource Management Agency
5961 S. Mooney Blvd.
Visalia, CA 93277 (559) 624-7000
Attn: gmills@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

FILED TULARE COUNTY
JUN - 4 2024
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Tulare County Public Works
5961 S. Mooney Blvd.
Visalia, CA 93277 (559) 624-7000

Project Title: Development Agreement between Quest Equity LLC and Tulare County

Project Location - Specific: Southwest Quadrant of Betty Drive/Road 72 (Tentative Parcel Map 20-030)

Project Location- Section, Township, Range: Section 19, Township 18S, Range 24E

Project Location - City: Goshen, CA **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Adoption of a Development Agreement. Quest Equities LLC split a 37-acre parcel into four (4) parcels and is proposing to develop 82 single family homes, approximately 227,165 sq. ft. of commercial uses and 134,979 sq. ft. of storage units in Goshen, CA. In exchange, Quest Equity LLC shall construct and/or make contributions toward installation of a new traffic signal at Betty Drive/Road 72 and construct and/or pay for the cost of public improvements in order to mitigate the impacts of development of the Project Site, as such development occurs, and Tentative Parcel Map No. PPM 20-030 to divide 37-acres into four (4) parcels in the R-2-MU (Two-Family Mixed-Use Combining Zone) located in Goshen as set forth in Planning Commission Resolution No. 9800.

Exempt Status: (check one)


- Ministerial: CEQA Guidelines Section 15268 (b)(1)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Common Sense Rule: CEQA Guidelines Section 15061(b)(3)
- Categorical Exemption: CEQA Guidelines Class 1 Section 15301 Existing Facilities (c)
- Statutory Exemptions: CEQA Guidelines Section 15262 Feasibility and Planning Studies

Reasons Why Project is Exempt: This action is consistent with Ministerial Section 15268 (b)(1) because the issuance of building permits and arrangements related to development agreements are ministerial in nature and consistent with the most recent Goshen Community Plan Update and EIR. The action is also appropriate as this is in relation to the final map, where approval is ministerial under the subdivision map act.

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

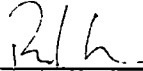
Project Planner/Representative: Gary Mills, Chief Planner

Telephone: (559) 624-7199

Signature: 
Gary A. Mills

Date: 6/4/2024

Title: Chief Environmental Planner

Signature: 
Reed Schenke, P.E.

Date: 6/4/24

Title: Environmental Assessment Officer
RMA Director

Signed by Lead Agency

Date submitted to the OPR/SCH: _____