

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 c/o Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277 (559) 624-7000
Attn: gmills@tularecountv.ca.gov and jvillis@tularecountv.ca.gov

FILED TULARE COUNTY
JUN 27 2024
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): LK Ranches, a California General Partnership
28476 Road 52
Visalia, CA 93277 (559) 786-8701

Project Title: Zone Variance Map No. PZV 24-029

Project Location - Specific: APN(s): 118-010-018 & 118-010-021; The site is located on the east side of Road 52, approximately 1,300 feet north of Avenue 280 (Caldwell Avenue), west of Visalia.

Project Location- Section, Township, Range: Section 2, Township 19S, Range 23E Mount Diablo Principal Meridian.

Project Location - City: Visalia, CA Project Location - County: Tulare (unincorporated area)

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Zone Variance No. PZV 24-029 associated with a Tentative Parcel Map PZV 24-006 requested by LK Ranches, a California General Partnership, 28476 Road 52, Visalia, CA 93277 (agent: 4-Creeks, Incorporated, 324 S. Santa Fe, Suite A, Visalia, CA 93292) to allow a homesite parcel 7.95-acres larger than the 4-acres maximum size allowed for homesites in the AE-40 (Exclusive Agricultural - 40 acre minimum) Zone.

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));
- Categorical Exemption: CEQA Guidelines Class 1 Section 15301 pertaining to Existing Facilities
- Categorical Exemption: 15061 (b) (3) pertaining to the Commonsense Rule.
- Statutory Exemptions:

Reasons why project is exempt: Project is categorically exempt, consistent with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Class 1 Section 15301 pertaining to Existing Facilities and Section 15061 (b)(3) pertaining to the Commonsense Rule. The proposed Project is consistent with the criteria outlined in CEQA Guidelines Class 1 Section 15301 because the proposed activity involves negligible or no expansion of use and a CEQA Guidelines Section 15061 (b)(3) applies only to projects that have the potential for causing a significant effect on the environment. The activity in question (parcel split with a zone variance) has no significant effect on the environment, so the activity is not subject to CEQA. Therefore, the use of these exemptions is applicable and appropriate for this Project.

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

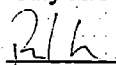
Project Planner/Representative: Nebeyu D. Menkir

Telephone: (559) 624-7000

Signature: 
Gary A. Mills

Date: 6/27/2024

Title: Chief Environmental Planner

Signature: 
Reed Schenke, P.E.

Date: 6/27/24

Title: Environmental Assessment Officer
RMA Director

Signed by Lead Agency

Date submitted to the OPR/SCH: _____