

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 South Mooney Blvd
Visalia, CA 93277
(559) 624-7000

Attn: gmills@tularecountv.ca.gov and jwillis@tularecounty.ca.gov

Applicant(s): Pinnacle Investments LLC
1187 N. Willow Avenue #103
Clovis, CA 93611
(559) 994-1821

Project Title: General Plan Amendment No. GPA 24-003 & Zone Change No. PZC 24-001

Project Location - Specific: The project site is located at 20440 Avenue 256 on the northeast corner of Avenue 256 and Road 204 (Spruce).

Project Location- Section, Township, Range: Section 24, Township 19 S., Range 26 E., M.D.B. & M.

Project Location - City: Exeter

Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: General Plan Amendment to change the land use designation from Valley Agriculture to Mixed Use and a Zone Change from the AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) Zone to the C-2-MU (General Commercial – Mixed Use Overlay) Zone for the future development of a gas station and associated convenience store.

Exempt Status: (check one)

- Common Sense Rule: CEQA guidelines 15061(b)(3)
- Categorical Exemption: CEQA Guidelines Sections 15303, Class 3, New Construction or Conversion of Small Structures
- Statutory Exemptions: CEQA Guidelines Section 15262 Feasibility and Planning Studies

Reasons why project is exempt: The action is consistent with Section 15303, Class 3 since the project would convert the existing residential use/development to a commercial use compatible with existing neighboring development (commercial uses across the street). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Subparagraph (c) lists "A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive" The use of Section 15303(c) is applicable and appropriate because the project site in an urbanized area, upon project approval, establishing a convenience store and gas station up to four such commercial buildings, or similar allowed uses, not exceeding 10,000 square feet in floor area would be new construction that is allowed by right in the C-2-MU Zone.

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

Project Planner/Representative: Project Planner - Jason Garcia-LoBue, Planning & Permit Manager Telephone: (559) 624-7123

Signature: 
Gary A. Mills

Date: 7/9/2024

Title: Chief Environmental Planner

FILED TULARE COUNTY
JUL 10 2024
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Signature: RS
Reed Schenke, P.E.

Date: 7/9/2024

Title: Environmental Assessment Officer
RMA Director

Signed by Lead Agency

Date submitted to the OPR/SCH: _____