

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

FILED TULARE COUNTY
JUL 12 2024
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Karlene Story  
12268 Avenue 328  
Visalia, CA 93291 (559) 280-8190

Project Title: Tentative Parcel Map No. PPM 24-019

Project Location - Specific: APN(s): 078-040-005, 028, and 029; The site is located 12268 Avenue 328, Visalia, CA, 93291; 335 feet West of State Hwy 63, North-West of Patterson Tract community.

Project Location- Section, Township, Range: Section 6, Township 18S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 24-019 requested by Karlene Story, 12268 Avenue 328, Visalia, CA, 93291 (agent: Neil Zerlang-Land surveyor, 2908B West Main Street, Visalia, CA 93277) to allow the division of 57.35-acres into two parcels: Proposed Parcel 3= 2.26± acres and Proposed Parcel 4= 55.09± acres in the AE 40 (Exclusive Agricultural - 40 acre minimum) Zone. The tentative parcel map also adjusts property line encroachments to two additional parcels Parcel 1= 0.41± acres, and Parcel 2= 1.00± acres owned by the same applicant

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: CEQA Guidelines Class 3, Section 15303 pertaining to New Construction or Conversion of Small Structures.
- Categorical Exemption: CEQA Guidelines Class 5 Section 15305 (a) pertaining to Minor alteration in Land use limitations.

Reasons why project is exempt: The Lot Line Adjustment will not have a significant effect on the environment and is categorically exempt consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15305(a), Class 5, "Minor Alterations in Land Use Limitations" because the project is a minor lot line adjustment. The Land Division is will not have a significant effect on the environment and is categorically exempt, consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations, Section 15303, Class 3, New Construction or Conversion of Small Structures. The property contains a single-family residence, three shop buildings, a swimming pool, a septic system, a well, and an orchard. Limited numbers of residences are allowed by the Zoning Ordinance. The Land Division will not result in significant impacts and will not require additional public services. The use of Section 15303 is applicable and appropriate for the Land Division because, upon project approval, only one by-right residential structure would be allowed on the newly created parcel without further review.

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: 7/10/2024

Title: Chief Environmental Planner

Signature:   
Reed Schenke, P.E.

Date: 7/11/24

Title: Environmental Assessment Officer  
RMA Director

Signed by Lead Agency

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