

Notice of Exemption

To: [X] Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814
[X] Tulare County Clerk
Room 105, Courthouse
221 South Mooney Boulevard
Visalia, California 93291
Lead Agency: Tulare County c/o Resource Management Agency
5961 South Mooney Blvd.
Visalia, Ca 93277
Attn: gmills@tularecounty.ca.gov
jwillis@tularecounty.ca.gov
559-624-7000

FILED
TULARE COUNTY
APR 29 2025
ASSESSOR / CLERK-RECORDER
BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Larry Robert Espinoza
711 Olivewood Drive
Exeter, CA 93221 (559) 786-3003

Project Title: Minor Modification, MIM 24-043 (PSP 96-066 (ZA)), Larry Robert Espinoza
Project Location - Specific: 657 S. Mariposa Avenue, Visalia, CA 93292 (APN 127-060-038).
Project Location- Section, Township, Range: Sec. 17, T. 17S, R 23E MDB&M

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

Description of Nature, Purpose, and Beneficiaries of Project: Minor Modification to PSP 96-066 (ZA) to update the site plan for the allowance of the addition of two (2) adjacent Assessor Parcel Numbers (APNs 130-040-026 & 027) to the existing nursery, and a Right of Way dedication along Avenue 280 and Road 156. In addition MIM 24-043 is recognizing that the Special Use Permit for the Nursery shall enjoy the ability to host events that relate to the Nursey and agriculture, in the AE-20 (Exclusive Agriculture - 20 Acre Minimum) Zone, within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture.

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Common Sense Rule: CEQA guidelines 15061(b)(3)
Categorical Exemption: CEQA Guidelines Class 1 Section 15301 Existing Facilities (e)(2)
Statutory Exemptions: CEQA Guidelines Section 15262 Feasibility and Planning Studies

Reasons why project is exempt: This action is consistent with Section 15061 (b)(3), The Common Sense Rule, whereas the allowance to to update the site plan for the allowance of the addition of two (2) adjacent Assessor Parcel Numbers (APNs 130-040-026 & 027) to the existing nursery, and a Right of Way dedication along Avenue 280 and Road 156. In addition MIM 24-043 is recognizing that the Special Use Permit for the Nursery shall enjoy the ability to host events that relate to the Nursey and agriculture, in the AE-20 (Exclusive Agriculture - 20 Acre Minimum) Zone, within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is because the Agriculturally Zoned parcels will be used for Agricultural purposes. Therefore, the application of CEQA Section 15061(b)(3) is applicable and appropriate for this project.

Name of Public Agency Approving Project: County of Tulare

Project Planner: David Alexander Area Code/Telephone: 559-624-7138

Signature: Gary A. Mills Date: 4-29-25 Title: Chief Environmental Planner

Signature: Micheal Washam Date: 4/29/2025 Title: Environmental Assessment Officer

[X] Signed by Lead Agency Date received for filing at LUCI:
[] Signed by Applicant Date Sent to the Tulare County Clerk: