

5. A Statement of Overriding Considerations [was was not] adopted for this project.

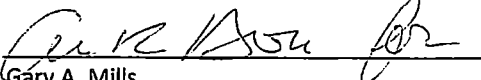
6. Findings [were were not] made pursuant to the provision of CEQA.

This is to certify that the environmental document and record of project approval is available to the General Public and may be examined at: Tulare County Resource Management Agency, 5961 S Mooney Blvd., Visalia CA 93277.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/EAO

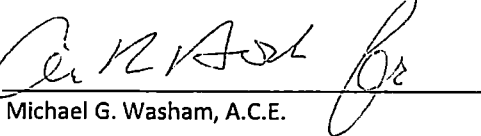
Project Planner/Representative: Emily Gage, Planner III

Telephone: 559-624-7083

Signature: 
Gary A. Mills

Date: 11.2.28

Title: Chief Planner,
Environmental Planning Division

Signature: 
Michael G. Washam, A.C.E.

Date: 11.2.28

Title: Associate RMA Director, Designee

Signed by Lead Agency

Date submitted to the LCI/SCH: March 20, 2025

Dept. of Fish & Wildlife Fees Required

EIR

MND

ND

Dept. of Fish & Wildlife Fees Not Required – Fees Paid
Receipt Number: _____

Cc: California. Dept. of Fish & Game, 1416 Ninth St., 12th Floor, Sacramento, CA 95814

Note: Authority cited: Section 21083, Public Resource Code; Reference: Sections 21108, 21152 and 21167, Public Resource Code.

NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
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
JUL 3 2025
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Valerie K. Figueroa and Eleazar Figueroa
20130 Jefferson St.
Perris, CA 92570 (951) 897-5755

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: 8347 Avenue 280 Project

State Clearinghouse Number: 2025030876

Contact Person: Gary Mills, Chief Planner, Environmental Planning Division

Telephone Number: 559-624-7199

Project Location: The site is located in the Goshen USGS 7.5 Minute Quadrangle in Tulare County, directly west of the City of Visalia city limits, generally abutting Highway 99 to the east and Avenue 280 to the north. It lies within Section 8, Township 19 South, Range 24 East, Mount Diablo Base & Meridian, entirely within APN 119-010-008.

Project Description: A Mitigated Negative Declaration (MND) was prepared and a Notice of Determination (NOD) filed for the 8347 Avenue 280 Project ("Project"). The Project includes an existing, non-conforming concrete batch facility, beekeeping operations, and three mobile trailer homes located at 8347 Avenue 280 on a 13.25-acre site (see Figures 1 through 4). The Project site is currently designated in the Rural Valley Lands Plan as Valley Agriculture, is zoned AE-40 (Exclusive Agriculture – 40 Acre Minimum), and is located within the Visalia Urban Area Boundary (UAB). Current operations are not permitted within the existing land use designation or in the AE-40 Zone. Therefore, the Project will require a general plan amendment to change land use designation from Valley Agriculture to Mixed-Use and a zone change from AE-40 to C-2 (General Commercial) whereby existing businesses will be allowed to continue operation in conformance with the General Plan and Zoning Code. Proposed improvements to the Project site will include a second access point on the west edge of the property to comply with Fire Department conditions. In addition, the applicant will need to enter into a code compliance agreement for the existing code violation and has submitted an application for a General Plan Amendment (GPA 25-005) and Zone Change (PZC 25-004). Current operations are described below.

This is to advise that the **TULARE COUNTY BOARD OF SUPERVISORS**, as Lead Agency Responsible Agency, has approved the above-described project on [insert date], and has made the following determinations regarding the above-described project:

1. The project [will will not] have a significant adverse impact on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of approval of this project.
4. A Mitigation Monitoring and Reporting Plan [was was not] adopted for this project.