NOTICE OF EXEMPTION

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

FILED
TULARE COUNTY

NOV 13 2025

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

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

Applicant(s): Deanna Davis
4698 East Carmen Avenue
Fresno, CA 93703 (559)-624-7000

Project Title: PSP 25-084 – Davis
Project Location - Specific: The site is located within a previously approved travel stop on Assessor's Parcel Number (APN): 040-020-081, on the southwest corner of Merritt Drive and 6th Street, within the Taver Urban Development Boundary (UDB).
Project Location- Section, Township, Range: Section 16, Township 17S, Range 23E
Project Location - City: N/A **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: The project involves the installation of six (6) 12,000 gallon above ground fuel tanks (four (4) diesel, one (1) 91 Octane, and one (1) 87 Octane tanks) on a 5.5-acre parcel in the C-2-MU (General Commercial with Mixed Use Overlay) Zone. The project is an accessory use to an already approved travel stop. The beneficiary of the project is the Applicant.

Exempt Status: (*check one*)

- ☒ Common Sense Exemption: **CEQA Guidelines 15061(b)(3)**
- ☒ Categorical Exemption: **CEQA Guidelines Class 3 Section 15303 New Construction or Conversion of Small Structures**
- ☐ Statutory Exemptions:

Reasons why project is exempt: This project is categorically exempt under **Section 15303 (Class 3)** of the California Environmental Quality Act (CEQA) Guidelines, which applies to the installation of small-scale utility facilities and accessory structures. The basis for the exemption is that the site is located within an urbanized area and is part of a previously approved gas station and convenience store. Appurtenant structures are allowed under this subsection and are not included in area calculation to determine if the proposed Project exceeds the 2,500 square foot limit.

This Project has also been determined to be exempt, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations, Section 15061(b)(3), Common Sense Exemption. The basis for the exemption is that Highway Commercial Development has been anticipated through the Traver Community Plan 2014 Update. As part of the 2014 update an Initial Study (IS) and Mitigated Negative Declaration (MND)(SCH# 2014091044) was certified and adopted by the Tulare County Board of Supervisors.

As addressed in the Policy Plan, "...future urban development of the community will be concentrated on the east side of Highway 99, with the exception of anticipated highway-oriented commercial use of a small segment of land at the Merritt Drive overpass west of the highway. The land use plan for the community provides for substantial expansion of other highway commercial development along Highway 99; allows for additional industrial development with good highway and rail access; provides for the development of additional commercial uses potentially serving community-oriented demand; and enables the development of additional residential uses to meet demand generated by forecasted population growth". The subject site is located within the development along Highway 99.

Furthermore, according to Table 32 of the Traver Community Plan, the increase in available zoning from Commercial and Industrial lots increased from 39% to 48%. Table 39 and 40 shows the projected increase for Commercial and Industrial Development of 19,615 square feet and 106,950, respectively.

The site has also been identified in Figure 16 "Vacant Parcels in Traver UDB", which are parcels that are identified to accommodate Project growth to 2030, and that the development would be considered contiguous development and orderly extension of services.

In addition to County requirements, above ground fuel tanks in excess of 10,000 gallons are regulated under the Aboveground Petroleum Storage Act. This includes additional regulations under the California Health and Safety Code, Division 20, Chapter 6.67; California Code of Regulation, Title 24, Part 9; California Code of Regulations, Title 19, Division 1, Chapter 11, Article 1; and the U.S. Code of Federal Regulations, Title 40, Part 112.

Therefore, it can be reasonably concluded that the proposed Project would align with growth patterns previously analyzed under the Traver Community Plan 2014 Update and IS/MND and would not be a substantial change to the MND. It can also be reasonably concluded that through additional regulations, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/ EAO
Name of Public Agency Approving Project: County of Tulare
Project Planner/Representative: Russell Kashiwa - Planner **Telephone:** (559) 624-7000

Signature: Gary A Mills Date: 11/13/2025 Title: Chief Planner, Environmental Planning Division
Gary A. Mills

Signature: Michael Washam Date: 11/13/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: