

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

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): Peter E. Alvitre & Kim E. Alvitre
5961 S Mooney Blvd 559-624-7000
Visalia, CA 93277

Project Title: Zone Variance & Tentative Parcel Map Nos. PZV 25-045 & PPM 25-041; respectively

Project Location - Specific: On the west side of Road 132 approximately ¾ mile north of Avenue 352, at the diagonal crossing of the Southern Pacific Railroad tracks, north of the City of Visalia, at 35801 Road 132, Visalia, CA 93292 (APN(s): 051-020-040 and 051-020-041).

Project Location- Section, Township, Range: N1/2 Section 20, Township 17S, Range 25E

Project Location - City: Vicinity of Visalia, CA

Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting this division of a 18.59-acre parcel, with a final map waiver, (Proposed Parcel A = 16.16-acres and Proposed Parcel B = 2.43-acres), in the AE-40 (Exclusive Agricultural – 40Acre Minimum) Zone within the Rural Valley Lands Plan with a Land Use Designation of Valley Agriculture. The beneficiaries of the project are the property owners and residents of the proposed homesite parcel.

Exempt Status:

☒ Categorical Exemption: **CEQA Guidelines Class 1 Section 15301 Existing Facilities**

Reasons why project is exempt: This action is consistent with Section 15301, Class 1, pertaining to Existing Facilities. Class 1 is applicable as no development is proposed on the project site, and the division of land is for the purpose of separating the existing structures onto individual parcels and establishing Proposed Parcel B as a homesite parcel. Therefore, the application of CEQA Section 15301 is applicable and appropriate for this project.

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

Name of Public Agency Approving Project: County of Tulare

Project Planner/Representative: Emily Gage, Planner III

Telephone: (559) 624-7083

Signature: 
Gary A. Mills

Date: 1-15-26

Title: Chief Planner,
Environmental Planning Division

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

Date: 1-15-26

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____