

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT
Text Amendment No. PZC 25-005 (Agricultural Zones Update) and PZC 25-008
(Residential Zones Update) (SCH # 2026031301)

Project Title: Text Amendment No. PZC 25-005 (Agricultural Zones Update) and PZC 25-008 (Residential Zones Update) (State Clearinghouse # 2026031301)

Project Location:

The project is countywide and covers approximately 2,988,791 acres with a central latitude and longitude of 36° 16' 39.3636" N / 119°18' 53.568.

Project Description:

Several sections within the Tulare County Zoning Ordinance have remained unchanged throughout the years, resulting in language that is outdated, no longer relevant, or conflicting with other sections that have been updated. In addition, based on feedback received, the Zoning Ordinance was found to be difficult to navigate as information has had tendencies to be found in multiple locations, making it more difficult to be able to find specific information. The County is proposing updates to ensure that the Zoning Ordinance conforms to the General Plan, is more streamlined, and is easier to navigate.

Text Amendment No. PZC 25-005 is proposing to update the following Agricultural Zoning sections in the Tulare County Zoning Ordinance: Section 2 Definitions, Establish the Preamble and Zoning Matrix for Agricultural Zones, Section 9.5 AE (Exclusive Agricultural), Section 9.55 AE-10 (Exclusive Agricultural – 10 acre minimum), Section 9.6 AE-20 (Exclusive Agricultural – 20 acre minimum), Section 9.7 AE-40 (Exclusive Agricultural – 40 acre minimum), Section 9.8 AE-80 (Exclusive Agricultural – 80 acre minimum), Section 10 A-1 (Agricultural), Section 10.3 AF (Foothill Agricultural), Section 15.5 (Reasonable Accommodations), Section 16 (Variances and Special Use Permits), Section 16.4 (Site Review Combining Zone), Section 16. IV (Temporary Use Permits), and Section 16.V (Special Use Permit – Assemblage of People for Educational and/or Event Purposes).

Text Amendment No. PZC 25-008, is proposing to update the Residential Zoning sections of the Tulare County Zoning Ordinance, including: Section 2 (Definitions), Establish the Preamble and Zoning Matrix for the Residential Zones, Section 4 R-A (Rural Residential), Section 4.5 MR (Mountain Residential), Section 5 R-O (Single Family Estate), Section 6 R-1 (Single-Family Residential), Section 7 R-2 (Two-Family Residential), Section 8 R-3 (Multi-Family), Section 14.3 M (Special Mobilehome Overlay), Section 15 (General Provisions and Exceptions), Section 15.5 (Reasonable Accommodations), Section 16 (Variances and Special Use Permits), Section 16.4 (Site Review Combining Zone), Section 16. IV (Temporary Use Permits), Section 16.V (Special Use Permit – Assemblage of People for Educational and/or Event Purposes), Section 18.6 PD (Planned Development), and Section 18.7 F (Foothill Combining).

EIR Availability:

A copy of the Draft EIR will be available for review at the Tulare County Resource Management Agency, 5961 South Mooney Blvd., Visalia, CA 93277, (559) 624-7000, (Monday – Friday: 9:00 am to 4:30 pm).

A copy of the Draft EIR may also be obtained and/or reviewed at the following locations:

Visalia Branch Library
200 West Oak Avenue
Visalia, CA 93291

Tuesday through Thursday: 9:00 a.m. – 8:00 p.m.
Friday: 12:00 p.m. – 6:00 p.m.
Saturday: 9:00 a.m. – 5:00 p.m.

Tulare County website: [Environmental Impact Reports | Tulare](#)

Contact for More Information: Gary Mills, Chief Planner, Environmental Planning Division, (559) 624-7199
(para Español llame Brenda Alcantar (559) 624-7000).

The Draft EIR has a review period of **45** days, ending on **October 1, 2026**, which has been approved by the State of California, Office of Land Use and Climate Innovation. Any written comments on the Draft EIR should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Gary Mills, Chief Planner, Environmental Planning Division.

After the close of the public comment review period on the Draft EIR established by this notice, this matter will be set for public hearing before the Tulare County Board of Supervisors at a date to be determined. Notice of the date, time and place for such public hearing will be published and/or law.

Please take notice that - pursuant to Public Resource Code § 21177, Government Code § 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Board of Supervisors during the public hearing.

Gary Mills, Chief Planner, Environmental Planning Division
Reed Schenke, Director, Resource Management Agency