

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): John F. George
315 E. Tulare Ave.
Visalia, CA 93277 (559) 651-1788

Project Title: Zone Variance & Tentative Parcel Map Nos. PZV 26-002 & PPM 26-002; respectively

Project Location - Specific: Southeast of Visalia, at 12360 Avenue 264, Visalia, CA 93277 (APN: 122-470-002 and 122-470-024).

Project Location- Section, Township, Range: Section 18, Township 19S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting this division of two parcels of approximately 4.78 and 3.50-acres into the following three (3) parcels (Proposed Parcel No. 1 = 4.60-acres, Proposed Parcel No. 2 = 1.58-acres, and Proposed Parcel No. 3 = 1.57 acres) with a required final map in the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone, within the Urban Area Boundary of Visalia with a Land Use Designation of Valley Agriculture. The Zone variance is required for the smaller than minimum acreage for the AE-20 Zone. Proposed parcel No. 1 contains one (1) existing residence, a garage with a caretaker's room, and three sheds that will be retained on the property. The adjacent property, currently a vacant lot, is proposed to be divided into Parcels No. 2 and 3. Approximately one-third of the property will be added to proposed Parcel No. 1, while the remaining portion will constitute proposed Parcels No. 2 and 3 for future development. Surrounding properties consist of agricultural uses and scattered rural residences, zoned AE-20, AE-40, and PD-R-A.

Exempt Status:

☒ Categorical Exemption: **CEQA Guidelines Class 3 Section 15303** "New Construction or Conversion of Small Structures."

Reasons why project is exempt: This action is consistent with Section 15303, Class 3, pertaining to new construction or Conversion of Small Structures. Class 3 is applicable as new development will be proposed on the project site and the division of land is for the purpose of future construction of single-family residences. Therefore, the application of CEQA Section 15303 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

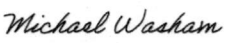
Project Planner/Representative: Maria Pescador, Planner I

Telephone: (559) 624-7058

Signature: 
Gary A. Mills

Date: 07/08/2026

Title: Chief Planner,
Environmental Planning Division

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

Date: 07/08/2026

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____