

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

FILED TULARE COUNTY
AUG 13 2026
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Nate Strable
31951 Road 166
Visalia, CA 93292, (559) 972-2785

Project Title: Zone Variance No., PZV 25-029 and Tentative Parcel Map No., PPM 25-019 – Strable

Project Location - Specific: 31951 Road 166, on the southwest corner of Avenue 320 and Road 166, east of Visalia (APN: 110-150-006)

Project Location- Section, Township, Range: Section 18, Township 18S, Range 26E

Project Location - City: N/A **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Zone Variance No. PZV 25-029 and Tentative Parcel Map No. PPM 25-019 to divide an existing approximate 7.41-acre parcel into four (4) parcels, (Proposed Parcel 1 = 2.06 acres, Proposed Parcel 2 = 1.77 acres, Proposed Parcel 3 = 1.79 acres, and Proposed Parcel 4 = 1.79 acres) located in the AE-20 (Exclusive Agricultural – 20 acre minimum) Zone. Zone Variance No. PZV 25-029 is to address the creation of a parcel less than the minimum acreage. The beneficiary of the project is the Applicant.

Exempt Status: (check one)

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

Reasons why project is exempt: This action is consistent with Section 15303, pertaining to New Construction or Conversion of Small Structures, as the intent of the project is to divide the property. The use of Section 15303 is applicable and appropriate as each of the proposed parcels would be allowed one (1) residence by right. With the approval of the Tentative Parcel Map and Zone Variance, the subject site would be in compliance with the Tulare County Zoning Ordinance and Tulare County General Plan.

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

Name of Public Agency Approving Project: County of Tulare

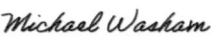
Project Planner/Representative: Russell Kashiwa - Planner

Telephone: (559) 624-7000

Signature: 
Gary A. Mills

Date: Aug 12, 2026

Title: Chief Planner,
Environmental Planning Division

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

Date: Aug 12, 2026

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____