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

JUL 10 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): Eric Tange/Galloway
575 E. Locust, Suite 103
Fresno, CA 93720 (559) 712-0530

Project Title: Zone Change No. PZC 24-009 and Special Use Permit No. PSP 24-074

Project Location - Specific: Located in the unincorporated area of Tulare County at 12021 Avenue 328, approximately 0.87 miles northeast of the City of Visalia (APN: 078-050-030).

Project Location- Section, Township, Range: Section 7, Township 18S, Range 22E

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

Description of Nature, Purpose, and Beneficiaries of Project: Zone Change No. PZC 24-009 requests to change the zone from the AE-40 (Exclusive Agriculture – 40 Acre Minimum) Zone to the C-2-MU (General Commercial with a Mixed Use Overlay) Zone. Special Use Permit No. PSP 24-074 requests to establish a swap meet with parking, food trucks, & a beer garden as an adaptive reuse of an equipment/storage yard.

Exempt Status: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ 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: Section 15303, Class 3 is applicable and appropriate for PZC 24-009 & PSP 24-074 because the Project proposes an adaptive reuse to utilize the following existing structures for a swap meet with parking, food trucks, & a beer garden: 2,420 square foot office, 4,950 square foot storage building, 5,101 square foot storage building, 28,432 square foot canopy, 53,323 square foot canopy, 1,328 square foot restroom, 2,500 square foot house, 3,121 square foot house, 3801 square foot structure, and two onsite retention ponds.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/ EAO
Name of Public Agency Approving Project: County of Tulare
Project Planner/Representative: Sandy Roper, Chief Planner **Telephone:** (559) 624-7101

Signature: Gary A Mills Date: 7/8/2025 Title: Chief Planner, Environmental Planning Division
Gary A. Mills

Signature: Michael Washam Date: 7/9/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency Date submitted to the LCI/SCH: