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

NOV 6 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): Ignacio Vargas
32458 Road 132
Visalia, CA 93292 (559) 802-2403

Project Title: Administrative Special Use Permit No. PSP 25-083- Ignacio Vargas

Project Location - Specific: The subject site within the Visalia City Urban Area Boundary and a land use designation of Agriculture. It is located at 32458 Road 132, Visalia, CA 93292 (APN: 079-040-007).

Project Location- Section, Township, Range: Section 9, Township 18S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: This project is to allow for a second dwelling unit larger than 1200 sq. ft. (New 2,450 sq. ft. SFD w/ 1,005 sq. ft. garage, 699 sq. ft. patio/porch & 9.84kw roof mount solar & fire sprinklers) on a 4.75-acre parcel in the AE-40 (Exclusive Agricultural-minimum 40-acre) Zone. The purpose of the second residence is for family member dwelling. The direct beneficiaries are the property owners and relatives of the owner.
Exempt Status: (*check one*)

☒ Categorical Exemption: CEQA Guidelines Class 3 Section 15303 pertaining to new construction and Conversion of Small Structures.

Reasons why project is exempt: Based on Supporting CEQA Analysis for this Project the proposed project is consistent with the criteria outlined in CEQA Guidelines Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures not exceeding 2,500 square feet in floor area. PSP 25-083 proposed to add a second dwelling 2,450 square feet with garage and patio. Therefore, the application of CEQA Section 15303, Class 3 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: Nebeyu D. Menkir Planner II **Telephone:** (559) 624-7183

Signature: Gary A. Mills Date: 10/29/2025 Title: Chief Planner, Environmental Planning Division
Gary A. Mills

Signature: Michael Washam Date: 10/29/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____