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

DEC 30 2025

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Lead Agency: Tulare County c/o Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277 (559) 624-7000
Attn: Gmills@tularecounty.ca.gov
jwillis@tularecounty.ca.gov

Applicant(s): McKellar Ranch Co. Inc.
32988 Road 164
Ivanhoe, CA 93235 (559) 624-7000

Project Title: Minor Modification No. MIM 25-053, McKellar Ranch Co. Inc.

Project Location - Specific: Located on the southwest corner of Avenue 332 and Road 164, east of Ivanhoe, CA (APN 108-070-001 & 023).

Project Location- Section, Township, Range: Section 1, Township 18S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: Notice of Exemption for Minor Modification No. MIM 25-053 for the allowance to update the site plan to reflect the expansion of the subject parcel due to an approved Lot Line Adjustment No. PLA 25-017 to the existing Assemblage of People Facility. The modification will not substantially modify or change the originally approved uses, as approved, in the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone, within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture.

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 Rule: CEQA guidelines 15061(b)(3)
- ☐ Categorical Exemption: **CEQA Guidelines Class 3 Section 15303 New Construction or Conversion of Small Structures**
- ☐ Statutory Exemptions: **CEQA Guidelines Section**

Reasons why project is exempt: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the minor modification is categorically exempt from CEQA under Guidelines Section 15061, Common Sense Rule (b)(3), whereas the allowance to update the site plan can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is because the Minor Modification is merely updating a site plan to allow to reflect the expansion of the subject parcel due to an approved Lot Line Adjustment No. PLA 25-017 to the existing Assemblage of People Facility, in the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone, within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, which were approved by Special Use Permit No. 05-032. The use has already been through a CEQA review by way of an approved Categorical Exemption, that was approved by Tulare County. Therefore, the application of CEQA Section 15061(b)(3) is applicable and appropriate for this project.

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

Name of Public Agency Approving Project: Tulare County Resource Management Agency

Project Planner/Representative: David Alexander, Entitlement and CEQA Planner III **Telephone:** (559) 624-7000

Signature: _____ Date: 12/17/2025 Title: Chief Environmental Planner
Gary A. Mills Environmental Planning Division

Signature: _____ For Date: 12.17.25 Title: Associate RMA Director, Designee
. Michael G. Washam, A.C.E.

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