The County has further determined that none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines §15300.2 apply. The project would not result in a significant cumulative impact, would not result in a significant effect due to unusual circumstances, would not damage scenic resources within an officially designated State Scenic Highway, is not located on a hazardous waste site listed pursuant to Government Code §65962.5, and would not cause a substantial adverse change in the significance of a historical resource.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/EAO
Name of Public Agency Approving Project: Tulare County Resource Management Agency

Project Planner/Representative: Brandy Villarreal MPA, Planner I **Telephone:** (559) 624-7000

Signature: Gary A Mills Date: Jul 6, 2026 Title: Chief Environmental Planner
Gary A Mills Environmental Planning Division

Signature: Michael Washam Date: Jul 6, 2026 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

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

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

AUG 6 2026

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): Mariscos La Langosta, Inc. c/o Liliana Martinez
1625 Odessa Street
Dinuba, Ca 93618 (559) 590-1043

Project Title: Special Use Permit No. PSP 26-041– Mariscos La Langosta

Project Location - Specific: Located at 40311 Sierra Drive, Three Rivers, Ca 93271 (APN 068-130-040)

Project Location- Section, Township, Range: Section 26 Township 17S Range 28E

Project Location - City: Three Rivers, CA **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant is requesting approval of a Special Use Permit to allow an alcohol license to sell beer and wine at the existing restaurant on site, on a 0.94 acre parcel, located at 40311 Sierra Drive, Three Rivers, Ca 93271 (APN 068-130-040). The property is located in the in the C-2-SC (General Commercial – Scenic Corridor Combining) Zone, within the Three Rivers Community Plan area, and has a General Plan land use designation of Commercial Recreation. The project site currently contains a commercial building described as a 2852sf restaurant. The proposed project would authorize an alcohol license to sell beer and wine onsite, for the restaurant consumers, property owners and/or their family and would not authorize expansion of any other use unless separately reviewed and approved by the County.

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 1 Section 15301 Existing Facilities**
- ☐ Statutory Exemptions: **CEQA Guidelines Section**

Reasons why project is exempt: The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities. The project qualifies for this exemption because its purpose is to allow an alcohol license to sell beer and wine at the existing restaurant, which is located on an existing legal parcel. Any related utility connections or minor site improvements would be limited to those necessary to serve the restaurant and would not result in a significant expansion of use. The project would not authorize expansion of any other use unless separately reviewed and approved by the County.