

Reasons why project is exempt: The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities, because the project consists of one small residence, already existing, onsite, not to exceed 1,440 square feet, on an existing legal parcel. Any related utility connections or minor site improvements would be limited to those necessary to serve the residence 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.

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:  Date: Aug 12, 2026 Title: Chief Environmental Planner
Gary A Mills Environmental Planning Division

Signature:  Date: Aug 12, 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

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

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

Applicant(s): Manuel Gutierrez
12867 Road 176
Porterville, CA 93257 (559) 684-2886

Project Title: Special Use Permit No. PSP 26-014 – Gutierrez

Project Location - Specific: Located at 12867 Road 176 Porterville, CA 93257 (APN: 300-130-042)

Project Location- Section, Township, Range: Section 8 Township 22S Range 26E

Project Location - City: Porterville, 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 the third, existing (since 2025) residence onsite (including an exception for mobilehome being over 10 years old), not to exceed 1,440 square feet, on an existing 1.14-acre parcel located at 12867 Road 176 Porterville, CA 93257, (APN 300-130-042). The property is located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, within the Rural Valley Lands Plan, and has a General Plan land use designation of Valley Agriculture. The project site currently contains two (2) existing dwellings, one (1) mobilehome that is not permitted (GC2500183; this special use permit is to correct the code violation for this as-built on the property), two (2) septic tanks and leach line systems, two (2) driveway approaches, one (1) well, and one (1) metal shop. The proposed project would authorize one (1) additional residence for the property owners and/or their family and would not authorize expansion of agricultural operations, or any other use unless separately reviewed and approved by the County. The beneficiaries of the project would be family of the Applicant.

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**