

NOTICE OF EXEMPTION

City of Visalia
315 East Acequia Ave.
Visalia, CA 93291
(559) 713-4444

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291

Tentative Parcel Map No. 2022-07 & Conditional Use Permit No. 2022-30

PROJECT TITLE

The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006).

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Tentative Parcel Map No. 2022-07 is a request to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone. Conditional Use Permit No. 2022-28 is a request to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multifamily Residential, 1,200 square foot minimum site area per dwelling) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

Cristobal Carrillo, Associate Planner, City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. (559) 713-4443, cristobal.carrillo@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Ken Vang, Vang Inc. Consulting Engineers, 4010 N. Chestnut Avenue, Ste. #101, Fresno CA 93726, (559) 775-0016, kenvang@vice-engr.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Ken Vang, Vang Inc. Consulting Engineers, 4010 N. Chestnut Avenue, Ste. #101, Fresno CA 93726, (559) 775-0016, kenvang@vice-engr.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Declared Emergency - Section 15071
- Emergency Project - Section 15071
- Categorical Exemption - State type & Section number: **15315**
- Statutory Exemptions - State code number:

Per CEQA Section 15315, the proposed condominium lot split is categorically exempt as it is located within a residentially zoned area, will be divided into four condominium spaces and a common area, will require no variances or exceptions, has all services readily available, will be provided access through shared access agreement, has not been divided within the last two years, and does not have an average slope greater than 20 percent.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

January 9, 2023

DATE



**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**