

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

Applicants: Rafael Lozano & Maria Rosa Lozano
15772 Avenue 384
Visalia, CA 93292 (559) 397-2380

Project Title: Tentative Parcel Map No. PPM 24-040

Project Location - Specific: APN: 035-330-002; The site is located on the north side of Avenue 384 (State Highway 201), approximately 930 feet east of Road 156, in Seville.

Project Location- Section, Township, Range: Section 35, Township 16S, Range 25E

Project Location - City: Seville, CA Project Location - County: Tulare (unincorporated area)

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 24-040 requested by Rafael Lozano and Maria Rosa Lozano, 15772 Avenue 384, Visalia, CA 93292 (agent: M & L Land Surveying, 3949 N. Condor Court, Sanger, CA 93657) to allow the division of a 70,275 sq. ft. parcel (1.61-acres) into two parcels: Parcel 1= 37,278 sq. ft. and Parcel 2= 32,997 sq. ft. in the C-2-MU (General Commercial – Mixed Use Overlay Combining) Zone.

Exempt Status: (check one)

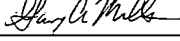
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Common Sense Exemption: CEQA guidelines 15061(b)(3)
- Categorical Exemption: Section 15315, Class 15 pertaining to Minor Land Divisions in urbanized areas
- Statutory Exemptions:

Reasons why project is exempt: The project consists of the subject site being divided into two parcels, with two existing residences (single-family dwellings), and both proposed parcels have access to a public road. Therefore, the application of CEQA Section 15315 is applicable and appropriate for this project.

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

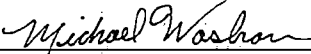
Name of Public Agency Approving Project: County of Tulare

Project Planner/Representative: Frances Tirado-Garcia Telephone: (559) 624-7000

Signature: 
Gary A. Mills

Date: 5/28/2025

Title: Chief Planner
Environmental Planning Division

Signature: 
Michael G. Washam, A.C.E.

Date: 05/28/2025

Title: Associate RMA Director, Designee

Signed by Lead Agency

Date submitted to the LCI/SCH: _____

FILED
TULARE COUNTY

MAY 28 2025

ASSESSOR / CLERK-RECORDED
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE