

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: gmills@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

Applicants: David Terrel, Jr. & Sarah Ramirez
P. O. Box 432
Pixley, CA 93256 (559) 331-0026

Project Title: Tentative Parcel Map No. PPM 25-015

Project Location - Specific: APN: 298-070-013; The site is located on the north side of Terra Bella Avenue (Avenue 96), approximately 150 feet west of Ash Street, in Pixley.

Project Location- Section, Township, Range: Section 32, Township 22S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 25-015 requested by David Terrel, Jr. and Sarah Ramirez, P. O. Box 432, Pixley, CA 93256 (agent: Provost & Pritchard Consulting Group, 400 E. Main Street, Suite 300, Visalia, CA 93291) to allow the division of a 36,071 sq. ft. parcel (.83-acres) into three parcels: Parcel 1= 10,568 sq. ft., Parcel 2= 12,470 sq. ft. and Parcel 3= 13,033 sq. ft. in the R-1 (Single-Family Residential) 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:

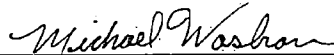
Reasons why project is exempt: The project consists of the subject site being divided into three parcels, with an existing residence (single-family dwelling), all proposed parcels have access to a public road. Therefore, the application of CEQA Section 15315 is applicable and appropriate for this project.

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:  Date: 6/25/2025 Title: Chief Planner
Gary A. Mills Environmental Planning Division

Signature:  Date: 06/26/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

Signed by Lead Agency

Date submitted to the LCI/SCH: _____

FILED TULARE COUNTY
JUN 30 2025
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE