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 28 2025

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): Castlewood Development
PO Box 1237
Visalia, CA 93277 (559) 805-5330

Project Title: Tentative Subdivision Map No. TSM 25-003, Castlewood Development

Project Location - Specific: Located at the southwest corner of Avenue 295 and Road 156, south of State Route 198, Visalia, CA

Project Location- Section, Township, Range: Section 35, Township 18S, Range 25E

Project Location - City: Visalia, CA **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Notice of Exemption for Tentative Subdivision Tract No. TSM 25-003, for a minor revision to Tentative Tract Map No. 834, located in the PD-C-3-SC (Planned Development – Service Commercial – Scenic Corridor) Zones, totaling approximately 46.17 acres, within the Visalia Urban Area Boundary, with the Land Use Designation of Service Commercial.

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 3 Section 15303 New Construction or Conversion of Small Structures**
- ☐ Statutory Exemptions: **CEQA Guidelines Section**

Reasons why project is exempt: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) and the State CEQA Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, pursuant to Title 14, Cal. Code Regulations Section 15061 (b)(3), The Common Sense Rule, whereas the allowance for a minor revision can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is because the minor revision is merely removing two Conditions of Approval that addresses the reduction in scope to the approved Tentative Tract Map No. 834, in the PD-C-3-SC (Planned Development – Service Commercial – Scenic Corridor) Zones, within the Visalia Urban Area Boundary, with the Land Use Designation of Service Commercial, which was approved by The Planning Commission, Resolution No. 9776, on September 13, 2020. The use has already been through a CEQA review by way of an approved Final Environmental Impact Report, that was approved by the Tulare County Board of Supervisors on December 15, 2020. Removing the two conditions does not expand development potential or intensity and all applicable local, state, and federal regulations still apply. Therefore, the application of CEQA Section 15061(b)(3) is applicable and appropriate for this project.

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

Name of Public Agency Approving Project: Tulare County Resource Management Agency

Project Planner/Representative: David Alexander, Planner III **Telephone:** (559) 624-7000

Signature: _____ Date: 8/27/2024 Title: Chief Environmental Planner
Gary A Mills Environmental Planning Division

Signature: _____ For Date: 8.27.25 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

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