NOTICE OF EXEMPTION

FILED
TULARE COUNTY

OCT 9 2025

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

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: 3 Palms Goshen, LLC, a California limited liability company
825 Sol Road
Visalia, CA 93292 (559) 805-3237

Project Title: Tentative Parcel Map No. PPM 25-027

Project Location - Specific: APN: 075-300-017; The site is located on the north side of Avenue 304 (Goshen Avenue), approximately 1,000 feet east of Road 64, in Goshen.

Project Location- Section, Township, Range: Section 24, Township 18S, Range 23E
Project Location - City: Goshen, CA **Project Location - County:** Tulare (unincorporated area)

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 25-027 requested by 3 Palms Goshen, LLC, a California limited liability company, 825 Sol Road, Visalia, CA 93292 (agent: Lane Engineers, Incorporated, 979 N. Blackstone Street, Tulare, CA 93274) to allow the division of one 202,554 sq. ft. parcel (4.65-acres) into two parcels: Proposed Parcel 1= 118,483 sq. ft. and Proposed Parcel 2= 84,071 sq. ft. in the M-1 (Light Manufacturing) 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:
- ☐ Statutory Exemptions:

Reasons why project is exempt: The activity is covered by the Common Sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it 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. The project is compatible with this exemption because the site is being divided into two parcels, with an office building, several sea trains and a shade structure with access to a public road. The project is exempt, consistent with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061 Review for Exemption (b)(3) pertaining to the Common Sense Rule.

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: 10/8/2025 Title: Chief Planner
Gary A. Mills Environmental Planning Division

Signature: Michael Washam Date: 10/8/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____