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

NOV 13 2025

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

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: Wawona Farm Co. LLC, a Delaware limited liability company
12391 Avenue 396
Cutler, CA 93615 (559) 624-7000

Project Title: Tentative Parcel Map No. PPM 25-040

Project Location - Specific: APN: 033-120-003; The site is located on the south side of Avenue 396, approximately 1,300 feet east of Road 120, south of Cutler.

Project Location- Section, Township, Range: Section 30, Township 16S, Range 25E
Project Location - City: Cutler, CA **Project Location - County:** Tulare (unincorporated area)

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 25-040 requested by Wawona Farm Co. LLC, a Delaware limited liability company, 12391 Avenue 396, Cutler, CA 93615 (agent: Provost & Pritchard, 455 W. Fir Avenue, Clovis, CA 93611) to allow the division of 39.67 gross acres into two parcels: Proposed Parcel 1= 1.01 acres and Proposed Parcel 2= 38.66 acres in the AE-40 (Exclusive Agricultural - 40 acre minimum) 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 two existing residences (single-family dwellings). The parcel map is only creating a homesite parcel. 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: 11/13/2025 Title: Chief Planner
Gary A. Mills Environmental Planning Division

Signature: Michael Washam Date: 11/13/2025 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____