Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Madera

From: (Public Agency): Madera County
200 W. 4th Street
Madera, CA 93637
(Address)

Project Title: Parcel Map #4333

Project Applicant: Jim Kopshever

Project Location - Specific:

7768 Avenue 22, Chowchilla, California 93610

Project Location - City: _____ Project Location - County: Madera

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is requesting a Parcel Map dividing 435 acres of property into two parcels. Parcel one is approximately 380.924 acres and is located on the northeast side corner of Road 7 and Avenue 21. Parcel two is located 0.25 miles east of Road 7 and is approximately 59.113 acres.

Name of Public Agency Approving Project: Madera County

Name of Person or Agency Carrying Out Project: Precision Civil Engineering

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));
- ☒ Categorical Exemption. State type and section number: 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from CEQA pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines. The proposed parcel map involves the division of an existing rural parcel consistent with existing zoning. The project does not propose any new development, construction, or changes in land use that could result in a significant environmental impact.

Lead Agency Contact Person: Trevor Stearns Area Code/Telephone/Extension: 559-675-7821

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Trevor Stearns Date: 9/24/2025 Title: Senior Planner

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____