

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 S. Mooney Blvd.
Visalia, CA 93277 (559) 624-7000
Attn: gmills@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

FILED TULARE COUNTY
JAN 15 2026
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Freddie Espinoza
200 New Stine Road, Suite 220
Bakersfield, CA 93309 (559-624-7000)

Project Title: Tentative Parcel Map No., PZV 25-054 and PPM 25-053 - Espinoza
Project Location - Specific: North side of Avenue 182 and approximately 517 feet west of Road 228, south of Strathmore (APN: 243-090-094).)
Project Location- Section, Township, Range: Section 9, Township 21S, Range 27E
Project Location - City: N/A **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Tentative Parcel Map No. PPM 25-053 to divide an existing approximate 2.01-acre parcel into two (2) parcels, (Proposed Parcel 1 = 1.01 acres and Proposed Parcel 2 = 1.01 acres) located in the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone, with a final map waiver. Zone Variance No. PZV 25-054 is to address the parcels being less than the minimum required acreage in the AE-20 Zone. The beneficiary of the project is the Applicant.

Exempt Status: (check one)

- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Common Sense Rule Exemption: CEQA Guidelines 15061(b)(3)
- ☒ Categorical Exemption: Section 15301, Class 1, Existing Facilities

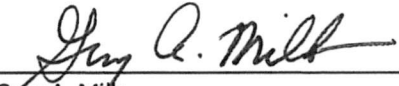
Reasons why project is exempt: Project is exempt, consistent with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15301, class 1, pertaining to Existing Facilities, the intent of the project allow each resident to be sold individually of each other. One (1) residence has been in existence since 2010, and the other residence has been in existence since 2022. The proposed project fits under the exemption as the project is consistent with the Tulare County Zoning Ordinance and applicable General Plan Policies.

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

Name of Public Agency Approving Project: County of Tulare

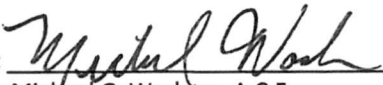
Project Planner/Representative: Russell Kashiwa, Project Planner

Telephone: (559) 624-7000

Signature: 
Gary A. Mills

Date: 1-15-26

Title: Chief Planner,
Environmental Planning Division

Signature: 
Michael G. Washam, A.C.E.

Date: 1-15-26

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____