

# 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**From:** (Public Agency): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

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: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Lead Agency

Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**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: Denise Munoz Date: \_\_\_\_\_ Title: \_\_\_\_\_

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: \_\_\_\_\_

**Project Name:**

Tentative Parcel Map 25-013 (TPM, Project)

**Project Description:**

TPM 25-013 proposes to subdivide a single, approximately 2.8 acre parcel (APN 002-190-017-000) into three parcels. The site is within the Light Industrial Zone District (I-L). Parcel 1 would be approximately 0.573 acre, Parcel 2 would be approximately 1.224 acres and Parcel 3 would be approximately 1.0 acre.

Parcel 1 contains two residential units that were established uses prior to the adoption of the Light Industrial Zone District, establishing them as legal nonconforming uses. All parcels would be zoned I-L, consistent with the City of Chowchilla’s (City) existing zoning and General Plan designations for the subject parcel. No demolition or new construction is proposed herein.

**Exemption:**

**Exemption § 15315 (Minor Land Divisions):** Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**Reasons Why Project Is Exempt:**

**§ 15315 (Minor Land Divisions):**

TPM 25-013 is in an urbanized area in the City of Chowchilla, is zoned for industrial use within the I-L zoning district and would result in three parcels. The two existing residences on Parcel 1 were established uses prior to the adoption of the City’s Light Industrial Zone District, establishing them as legal nonconforming uses. All parcels would be zoned I-L, consistent with the City’s existing zoning and General Plan designations for the subject parcel. No demolition or new construction is proposed herein. No new uses are proposed.

Any future uses proposed, except for uses permitted by right, may be subject to additional environmental review consistent with CEQA (PRC 21000–21189) and the CEQA Guidelines (CCR Title 14, Division 6, Chapter 3, Sections 15000–15387). The proposed Project does not require a variance. TPM 25-013 must comply with City and State standards for subdivision design, including all services and access. The subject parcel has not been involved in a

division of a larger parcel within the previous 2 years. The Project site is relatively flat, with a slope of less than 20 percent.

The proposed Project does not contain unusual circumstances that could create a significant effect on the environment.