

# 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](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)

FILED TULARE COUNTY
MAY 14 2026
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Sito Group, LLC  
40410 Arroyo Seco Road  
Soledad, CA 93960 (831) 744-2544

Project Title: Tentative Parcel Map No. PPM 26-009

Project Location - Specific: 2115 Road 144 Delano, CA (APN: 336-040-024).

Project Location- Section, Township, Range: S1/2 of Section 22, Township 24S, Range 25E

Project Location - City: Delano, CA      Project Location - County: Tulare

**Description of Nature, Purpose, and Beneficiaries of Project:** The applicant is requesting allow the division of approximately 40.83 acres into two parcels with a Waived Final Map: Proposed Parcel No. 1 = 5.28 acres, and Proposed Parcel No. 2 = 35.55 acres. The subject site is within the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone with a Land Use Designation of Valley Agricultural, in the Rural Valley Lands Plan. Section 9.6.E.20.b of the Tulare County Zoning Ordinance (TCZO) states the following is allowed when a Special Use Permit has been approved, "Divisions of land resulting in parcels containing less than twenty (20) acres for the purpose of establishing new agricultural-related industries or services in accordance with all applicable building and zoning regulations." Planning Commission Resolution No. 10361 approved Special Use Permit No. PSP 25-033 for the biochar facility for the southeast portion of the property on July 23, 2025, applying Tulare County Zoning Ordinance Section 16.II.B "Biomass Fuel Manufacture, Commercial" as an allowed use within the AE-20 Zone.

**Exempt Status:**


Common Sense Exemption: CEQA Guidelines 15061(b)(3)


**Reasons why project is exempt:** A project is exempt from CEQA if 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. Section 15061(b)(3) is applicable and appropriate for PPM 26-009 because the proposed land division will not make any changes to the environment and will only establish a non-physical boundary for the proposed parcels.

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

**Name of Public Agency Approving Project:** County of Tulare

**Project Planner/Representative:** Emily Gage, Planner III      **Telephone:** (559) 624-7083

Signature:       Date: May 13, 2026      Title: Chief Planner,  
Gary A. Mills      Environmental Planning Division

Signature:       Date: May 13, 2026      Title: Associate RMA Director, Designee  
Michael G. Washam, A.C.E.

Signed by Lead Agency      Date submitted to the LCI/SCH: \_\_\_\_\_