

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

Applicant(s): Fernando Martin
P.O. Box 1946
Tulare, CA 93275 (559) 731-5078

Project Title: Tentative Parcel Map (Waived) PPM 23-009 Martin

Project Location - Specific: Southeast corner of Avenue 228 and Road 56, 5707 Avenue 228 Tulare, CA 93274. (APN: 158-090-017)

Project Location- Section, Township, Range: Section 11, Township 20S, Range 23E

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

Description of Nature, Purpose, and Beneficiaries of Project: This project is a Tentative Parcel Map No. PPM 23-009 requested by Fernando Martin, P.O. Box 1946, Tulare, CA 93275 (property owner: MJ Brothers, a California General Partnership surveyor: Neil Zerlang, 2908 B West Main Street, Visalia, CA 93291) to allow the division of a 40.68-acre parcel into two parcels: Proposed Parcel 1 = 5.01 acres and Proposed Parcel 2 = 35.67 acres in the AE-40 (Exclusive Agricultural – 40-acre minimum) Zone.

Exempt Status: (check one)

- ☒ Commonsense Exemption: **CEQA Guidelines 15061(b)(3)**
☒ Categorical Exemption: **CEQA Guidelines Class 1 Section 15301 Existing Facilities (c)**
☐ Categorical Exemption: CEQA Guidelines Class 5 Section 15305 Minor Alterations in Land Use Limitations

Reasons why project is exempt: Project is categorically exempt, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Sections 15061(b)(3) (Commonsense Rule) and 15301 (Existing Facilities). These exemptions are applicable and appropriate for PPM 23-009 because the proposed Tentative Parcel Map will not result in any physical change to the environment and will only establish new property boundaries on an existing developed site. The project involves five existing single-family residences, accessory structures, septic systems, domestic and irrigation wells, and agricultural use including orchard plantings, and does not propose any new development or increase in residential density. The project will not require additional public services. Conditions of approval are included to ensure compliance with County requirements and to minimize any potential impacts.

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

Name of Public Agency Approving Project: County of Tulare

Project Planner/Representative: Brenda Alcantar, Planner I

Telephone: (559) 624-7132

Signature: 
Gary A. Mills

Date: Jun 10, 2026

Title: Chief Planner,
Environmental Planning Division

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

Date: Jun 10, 2026

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____