

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: Tulare County c/o Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277 (559) 624-7000
Attn: Gmills@tularecounty.ca.gov
jwillis@tularecounty.ca.gov

FILED TULARE COUNTY
JUN 16 2026
ASSESSOR / CLERK-RECORDER BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Luis Flores
39007 Road 140
Cutler, CA 93615 (559) 590-8044

Project Title: Special Use Permit No. PSP 26-009 – Flores

Project Location - Specific: Located at 39007 Road 140 Cutler, CA 93615 (APN: 035-160-036)

Project Location- Section, Township, Range: Section 33 Township 16S Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant is requesting approval of a Special Use Permit to allow construction of one second residence, not to exceed 1,200 square feet, on an existing 4.91-acre parcel located at 39007 Road 140, Cutler, APN 035-160-036. The property is located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, within the Rural Valley Lands Plan, and has a General Plan land use designation of Valley Agriculture. The project site currently participates in the Employee Housing Program and contains six existing dwellings. The proposed project would authorize one additional residence for the property owners and/or their family and would not authorize expansion of the existing Employee Housing Program, agricultural operations, or any other use unless separately reviewed and approved by the County.

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));
- ☐ Common Sense Rule: CEQA guidelines 15061(b)(3)
- ☒ Categorical Exemption: **CEQA Guidelines Class 3 Section 15303 New Construction or Conversion of Small Structures**
- ☐ Statutory Exemptions: **CEQA Guidelines Section**

Reasons why project is exempt: The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15303, Class 3, New Construction or Conversion of Small Structures, because the project consists of construction of one small residence, not to exceed 1,200 square feet, on an existing legal parcel. Any related utility connections or minor site improvements would be limited to those necessary to serve the residence and would not result in a significant expansion of use. The project would not authorize expansion of the existing Employee Housing Program, agricultural operations, or any other use unless separately reviewed and approved by the County.

The County has further determined that none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines §15300.2 apply. The project would not result in a significant cumulative impact, would not result in a significant effect due to unusual circumstances, would not damage scenic resources within an officially designated State Scenic Highway, is not located on a hazardous waste site listed pursuant to Government Code §65962.5, and would not cause a substantial adverse change in the significance of a historical resource.

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

Name of Public Agency Approving Project: Tulare County Resource Management Agency

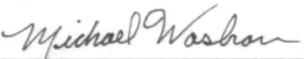
Project Planner/Representative: Brandy Villarreal MPA, Planner I

Telephone: (559) 624-7000

Signature: 
Gary A Mills

Date: 6/11/2026

Title: Chief Environmental Planner
Environmental Planning Division

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

Date: 6/11/2026

Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____