

## 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

SEP 24 2026

ASSESSOR / CLERK-RECORDER  
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S

**Applicant(s):** Moshen Khatib-Rahbar as Trustee  
5961 S. Mooney Blvd  
Visalia, CA 93277 (559) 624-7183

**Project Title:** Tentative Parcel Map PPM 26-027

**Project Location - Specific:** Located on the corner of Avenue 88 and Road 216, approximately 1.8 miles west of the Terra Bella Urban Development Boundary. The site is in the AE-20 (Exclusive Agricultural, 20-acre minimum) zone within the Rural Valley Lands Plan, in an area designated for Agriculture Land use **APNs: 320-010-006 and 320-010-009**

**Project Location- Section, Township, Range:** Section 8, Township 23S, Range 27E Mount Diablo Principal Meridian.

**Project Location - City:** Terra Bella, CA

**Project Location - County:** Tulare

**Description of Nature, Purpose, and Beneficiaries of Project:** Tentative Parcel Map No. PPM 26-027 is to allow a division of 80.00-acre parcel in the AE-20 (Exclusive Agricultural minimum 20-acre) zone into three (3) new parcels; Parcel 1=30.38-acre, Parcel 2= 20.25-acre, and Parcel 3=30.38-acre. The beneficiary is the property owner and his family.

**Exempt Status:** (check one)

- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Common Sense 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**

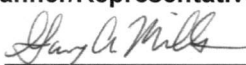
**Reasons why project is exempt:** Project is common sense exempt, consistent with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061 (b) (3) pertaining to the Common Sense Exemption. Section 15061 (b) (3) is applicable and appropriate for PPM 26-027 because the proposed Tentative parcel Map will not make any physical change to the environment and will only establish a new property boundary on the ground. The project will not result in significant impacts and will not require additional public services. Conditions of approval are included to reduce impacts.

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

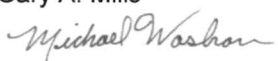
**Name of Public Agency Approving Project:** County of Tulare

**Project Planner/Representative:** Nebeyu Daniel Menkir, Planner II

**Telephone:** (559) 624-7000

Signature:  Date: Sep 23, 2026  
Gary A. Mills

Title: Chief Planner,  
Environmental Planning Division

Signature:  Date: Sep 23, 2026  
Designee Michael G. Washam, A.C.E.

Title: Associate RMA Director,

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: \_\_\_\_\_