NOTICE OF EXEMPTION

FILED
TULARE COUNTY

OCT 26 2026

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

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): Derrick Gray (Agent: Neil Zerlang)

Project Title: Tentative Parcel Map No. PPM 26-023

Project Location - Specific: 15113 Ave 260 Visalia, CA 93292 (APN: 152-050-001).

Project Location- Section, Township, Range: Section 23, Township 19S, Range 25E

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

Description of Nature, Purpose, and Beneficiaries of Project: The applicant is requesting allow the division of approximately 39.94 acres into two parcels with a Waived Final Map: Proposed Parcel No. 1 = 2.83 acres, and Proposed Parcel No. 2 = 37.56 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. Subsection D.2.g. of Section 15 of the Tulare County Zoning Ordinance (TCZO) states division is allowable if property has less than the minimum acreage if, "A homesite parcel may be created for the purpose of separating an existing residence or mobilehome from the remaining agricultural portion of the site. If the parcel of record to be divided is greater in size than is required in the zone district in which it is located, a maximum of one (1) homesite parcel shall be permitted..." The proposed project would authorize one additional residence for the property owners and/or their family and would not authorize expansion of agricultural operations, or any other use unless separately reviewed and approved by the County.

Exempt Status:

- ☐ 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 Exemption: 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: 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 26-023 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.

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: County of Tulare

Project Planner/Representative: Brandy Villarreal, MPPA **Telephone:** (559) 624-7000

Signature _____ Date: 10-26-26 Title: Chief Planner, Environmental Planning Division
Gary A. Mills

Signature: _____ Date: 10-26-26 Title: Associate RMA Director, Designee
Michael G. Washam, A.C.E.

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: _____