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): Gustavo & Esther Montemayor
13567 Avenue 416
Orosi, CA 93647 559-624-7000

Project Title: PZV 26-022 and PPM 26-016 – Montemayor
Project Location - Specific: 13567 Avenue 416, on the southwest corner of Avenue 416 and Road 136, east of Orosi (APN: 025-220-003).
Project Location- Section, Township, Range: Section 17, Township 16S, Range 25E
Project Location - City: N/A **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: The project involves the division of an existing approximate 8.6-acre parcel into four (4) parcels (Proposed parcel 1 = 1.86 acres, Proposed parcel 2 = 1.05 acres, Proposed parcel 3 = 4.48 acres, and Proposed parcel 4 = 2.22 acres), with one (1) exception and required final map within the AE-20 (Exclusive Agricultural – 20 Acre Minimum) Zone. PZV 26-022 is associated with Tentative Parcel Map No. PPM 26-016 and for the same applicant. The Zone Variance is to address the creation of a parcel less than the minimum acreage. The beneficiary of the project is the Applicant.

Exempt Status: (*check one*)

- ☐ Common Sense Exemption: **CEQA Guidelines 15061(b)(3)**
- ☒ Categorical Exemption: **CEQA Guidelines 15303, Class 3, New Construction or Conversion of Small Structures**
- ☐ Statutory Exemptions:
- ☐ Article 12: **CEQA Guidelines 15183(a) Projects Consistent with a Community Plan or Zoning.**

Reasons why project is exempt: This project is exempt under Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures, as each of the proposed parcels would be allowed one (1) residence by right. The proposed project does not consist of a change of Zone or Land Use Designation. Therefore, the Lead Agency concludes that the use of Section 15303 is applicable and appropriate for this project.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/ EAO
Name of Public Agency Approving Project: County of Tulare
Project Planner/Representative: Russell Kashiwa - Planner **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: _____