

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Tulare County Clerk
Room 105, Courthouse
221 South Mooney Boulevard
Visalia, CA 93291

FILED
TULARE COUNTY
MAR 14 2022
ASSESSOR/CLERK RECORDER
BY:
Dated filed at Tulare County Clerk's Office

Lead Agency: Tulare County Resource Management Agency
5961 South Mooney Blvd.
Visalia, Ca 93277 Ph: (559) 624-7000
Attn: hguerra@tularecounty.ca.gov & jwillis@tularecounty.ca.gov

Applicant(s): Pauline Sophia Van Herreweghe Dixon, 173 Campbell Circle, Tulare, CA 93274, Ph: (559) 685-8486
Tammy Van Herreweghe, 22529 Road 140, Tulare, CA 93274, Ph: (559) 688-3997

Project Title: Tentative Parcel Map No. PPM 21-053 and Zone Variance No. PZV 21-043

Project Location - Specific: 22529 Road 140 Tulare, California (APN 195-120-014)

Project Location- Section, Township, Range: Section 9, Township 20S, Range 25E, MDB&M

Project Location - City: N/A **Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project:

A Tentative Parcel Map, to allow the division of a 57.69 +/- acre parcel (APN 195-120-014) into two parcels (37.50-acres Parcel No.1 and 20.19-acres Parcel No. 2), with a final map waiver requested, in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, subject to the Rural Valley Lands Plan, and designated Valley Agriculture. The Zone Variance will allow the proposed two parcels to be created with acreage smaller than required in the AE-40 Zone. The property contains two residences with domestic well and individual septic/leach line systems, two agricultural wells, and walnut orchard with no permanent agricultural buildings. Surroundings contain agriculture and scattered rural residences.

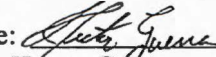
Exempt Status: (check one)

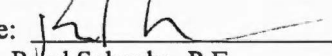
Categorical Exemption: CEQA Guidelines Section 15301 - Existing Facilities.

Reasons why project is exempt: This action is consistent with Section 15301 Class 1, Existing Facilities. The ground on the subject site has been previously disturbed by agriculture (open land) and structures for several decades. Operations must comply with applicable state and local regulations. The project will not result in significant impacts and will not require additional public services. Conditions of approval are included as part of the project. Therefore, the use of CEQA Section 15301 is applicable and appropriate for this project.

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

Project Planner/Representative: Tim Chi, Planner II Area Code/Telephone: 559-624-7086

Signature:  Date: 02/07/22 Title: Chief Environmental Planner
Hector Guerra

Signature:  Date: 2/24/22 Title: Environmental Assessment Officer
Reed Schenke, P.E. Director

Signed by Lead Agency