

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Madera
200 W. Fourth Street, Suite 3100
Madera, CA 93637

From: (Public Agency): Madera County Planning Division
200 W. Fourth Street, Suite 3100
Madera, CA 93637
(Address)

Project Title: Parcel Map No. 4325

Project Applicant: S-Jared Investments LLC/ Prosperous Terra, LLC

Project Location - Specific:
40101 Avenue 10, Madera, CA 93636 (APN 049-054-002)

Project Location - City: _____ Project Location - County: Madera

Description of Nature, Purpose and Beneficiaries of Project:
The project is a request for a Parcel Map (PM #4325) to divide a 44-acre parcel into one parcel of 16 acres and an unsubdivided remainder of 28.48 acres. The property is zoned IL (Industrial, Urban or Rural Light) District. There is no proposed development or construction with this land division.

Name of Public Agency Approving Project: Madera County, Community & Economic Development

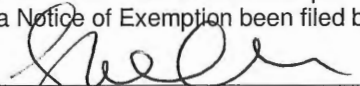
Name of Person or Agency Carrying Out Project: Madera County

- 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));
 - Categorical Exemption. State type and section number: Class 5; 15305
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
This parcel is relatively flat land with less than 20% slope. The new parcel will remain under the same zoning district as the original parcel, indicating no anticipated change in land use. A remainder parcel is not considered a new lot per Cal. Gov. Code § 66424.6, meaning it is part of the original parcel and not a newly created lot. The project would therefore, be permissible under State CEQA Guidelines Section 15305.

Lead Agency Contact Person: Tiffany Williams Area Code/Telephone/Extension: (559) 675-7821

- If filed by applicant:
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 03/12/2025 Title: Planner II

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.