

NOTICE OF EXEMPTION

To: [X] Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

[X] Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.
Visalia, CA 93291

Lead Agency: Tulare County c/o Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277 (559) 624-7000
Attn: Gmills@tularecounty.ca.gov
jwillis@tularecounty.ca.gov

FILED
TULARE COUNTY
MAR 13 2025
ASSESSOR / CLERK-RECORDER
BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Teymour Farhang
1770 W. Walnut Avenue
Visalia, CA 93277 (559) 280-7049

Project Title: Tentative Parcel Map No. PPM 25-002, Farhang
Project Location - Specific: 11543 Avenue 388, Cutler, CA 93615, APN 033-070-003
Project Location- Section, Township, Range: Section 36, Township 16S, Range 24E
Project Location - City: Cutler, CA Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Notice of Exemption for Tentative Parcel Map No. PPM 25-002 to divide a 18.78 acre parcel into two parcels, Parcel No. 1 = 1.00 acres and Parcel No. 2 = 17.78 acres, for the creation of a Homesite Parcel, with a Final Map Waiver, requested by Teymour Farhang, 1770 W. Walnut Avenue, Visalia, CA 93277 (Agent: Analisa Gonzales, PLS, 455 W. Fir Avenue, Clovis, CA 93611), with an associated Minor Deviation No. PZV 25-002 for less than minimum acreage, zoned AE-40 (Exclusive Agricultural - 40 Acre Minimum), within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture.

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));
[X] Common Sense Rule: 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: Project is 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) Common Sense Rule, as 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 intent of the project is to divide a parcel, and the land use and zoning will remain the same. The division will not result in any physical changes and will only create a new property boundary. In accordance with Section 9.7.D of the Tulare County Zoning Ordinance, division of land is permissible in the AE-40 Zone. Therefore, the lead agency concludes that the proposed project fits under the exemption as the project is consistent with the Tulare County Zoning Ordinance and applicable General Plan Policies

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/EAO
Name of Public Agency Approving Project: Tulare County Resource Management Agency

Project Planner/Representative: David Alexander, Planner III Telephone: (559) 624-7000

Signature: Gary A Mills Date: 3/12/2025 Title: Chief Environmental Planner
Environmental Planning Division

Signature: Michael G. Washam Date: 3/12/2025 Title: Associate RMA Director, Designee

[X] Signed by Lead Agency Date submitted to the LCI/SCH: