

NOTICE OF EXEMPTION

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

FILED
TULARE COUNTY

APR 28 2025

ASSESSOR / CLERK-RECORDER
BY:

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Applicant(s): Butterfly Orchard, LLC
2100 McKinney Ave, Suite 1500
Dallas, TX 75201, (917) 225-1161

Project Title: Zone Variance No., PZV 25-012 and Tentative Parcel Map No., PPM 25-007 – Butterfly Orchard, LLC
Project Location - Specific: 15968 Avenue 52, on the northwest corner of Avenue 52 and Road 160, east of Earlimart (APN: 210-010-037)
Project Location- Section, Township, Range: Section 36, Township 23S, Range 25E
Project Location - City: N/A **Project Location - County:** Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Zone Variance No. PZV 25-012 and Tentative Parcel Map No. PPM 25-007 to divide an existing 178.24-acre parcel into three (3) parcels (Proposed Parcel 1 = 175.99 acres, Proposed Parcel 2 = 1.06 acres, and Proposed Parcel 3 = 1.19 acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone. Zone Variance No. PZV 25-012 is to address the creation of a second homesite parcel. The beneficiary of the project is the Applicant.

Exempt Status: (check one)

- Common Sense Exemption: CEQA Guidelines 15061(b)(3)
- Categorical Exemption: **CEQA Guidelines**
- Statutory Exemptions: **CEQA Guidelines**

Reasons why project is exempt: This action is consistent with Section 15061(b)(3), pertaining to Common Sense Rule, as the intent of the project is to divide the property. The project will not change the land use, and no additional public services will be required. Therefore, the application of CEQA Section 15061(b)(3) 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

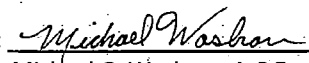
Project Planner/Representative: Russell Kashiwa - Planner

Telephone: (559) 624-7000

Signature: 
Gary A. Mills

Date: 4/23/2025

Title: Chief Planner,
Environmental Planning Division

Signature: 
Michael G. Washam, A.C.E.

Date: 4/24/2025

Title: Associate RMA Director, Designee

Signed by Lead Agency

Date submitted to the LCI/SCH: _____