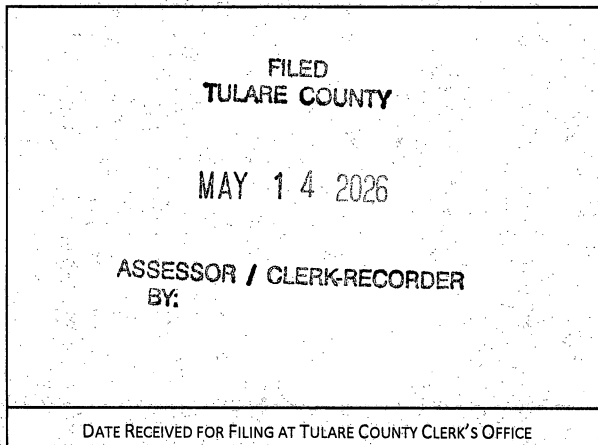


NOTICE OF EXEMPTION

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



Applicant(s): Stephen Mancebo
(559) 624-7000

Project Title: Tentative Parcel Map No. PPM 26-007, Mancebo
Project Location - Specific: Located at 21890 Road 140, Tulare, CA 93274 (APN 195-130-027).
Project Location- Section, Township, Range: Section 34, Township 21S, Range 25E
Project Location - City: Tulare Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: Notice of Exemption for Tentative Parcel Map No. 26-007 to divide a 40.42 acre parcel into two parcels, Parcel No. 1 = 2.00 acres and Parcel No. 2 = 40.42 acres, with a Final Map Waiver, 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), 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 create a Homesite parcel to separate the residence from the farmable acreage. The division will not result in any physical changes and will only create new property boundaries. 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: May 13, 2026 Title: Chief Environmental Planner
Environmental Planning Division

Signature: Michael G. Washam Date: May 13, 2026 Title: Associate RMA Director, Designee

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



**RESOURCE MANAGEMENT  
AGENCY  
COUNTY OF TULARE  
PLANNING COMMISSION  
SUMMARY**

**PLANNING COMMISSION**

CHAIRMAN: Dennis Lehman  
 VICE-CHAIR: Terren Brown  
 COMMISSIONERS:  
 Gil Aguilar  
 Bill Whittlatch  
 Matthew Stoll  
 Christopher Launer  
 Carlos Aleman  
 Wayne Millies  
 AIRPORT LAND USE  
 COMMISSIONERS (ALUC)  
 Matthew Stoll

5961 S. Mooney  
 Blvd  
 Visalia, CA 93277  
 624-7000 Phone  
 730-2653 Fax

<b>PROJECT NO:</b> Parcel Map No. PPM 26-007	<b>AGENDA DATE:</b>	05/13/2026
<b>APPLICANT:</b> Stephen Mancebo	<b>AGENDA ITEM NUMBER:</b>	
<b>AGENT:</b> Lane Engineers		
<b>SUBJECT:</b> An Exemption and conditional approval of Tentative Parcel Map No. PPM 26-007 to divide a 40.42 acre parcel into two parcels, Parcel No. 1 = 2.00 acres and Parcel No. 2 = 38.42 acres, with a Final Map Waiver, requested by the owner (Agent: Lane Engineers, 979 N. Blackstone, Tulare, CA 93274), zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, on property located at 21890 Road 140, Tulare, CA 93274 (APN 195-130-027).  <b>Exceptions:</b> NA  <b>Waiver:</b> Recommended  <b>Motions:</b> One (1)  <b>Environmental Review:</b> An Exemption per Section 15061(b)(3) Common Sense Rule.  <b>CONTACT PERSON:</b> David Alexander, Planner III	<b>AGENDA ITEM TYPE</b>	
	Presentation	
	Consent Calendar	
	Unfinished Business	
	New Business	
	Public Hearing	X
	Continued Public Hearing	
	Discussion	
	Other:	
	<b>ACTION REQUESTED</b>	
Resolution–Planning Commission	X	

**RECOMMENDATION(S):**

That the Planning Commission:

- (1) Hold a public hearing
- (2) Approve an Exemption, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to an Exemption per Section 15061(b)(3) Common Sense Rules, and conditionally approve Tentative Parcel Map No. PPM 26-007, and a requested Final Map waiver.

**PLANNING COMMISSION ALTERNATIVES:**

Alternative No. 1: Move to approve, subject to modifications as discussed by the Planning Commission.

Alternative No. 2: Move to deny and direct staff to prepare findings for denial to be brought back at a subsequent hearing.

**SUBJECT:** Tentative Parcel Map No. PPM 26-007 (Mancebo / Lane Engineers)

Alternative No. 3: Refer back to Staff for further study and report

**PROJECT OVERVIEW:**

An Exemption and conditional approval of Tentative Parcel Map No. PPM 26-007 to divide a 40.42 acre parcel into two parcels, Parcel No. 1 = 2.00 acres and Parcel No. 2 = 38.42 acres, with a Final Map Waiver, requested by the owner (Agent: Lane Engineers, 979 N. Blackstone, Tulare, CA 93274), zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, on property located at 21890 Road 140, Tulare, CA 93274 (APN 195-130-027).

**ENVIRONMENTAL SUMMARY:**

This project will not have a significant effect on the environment and has been determined to be exempt, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, per Section 15061(b)(3) Common Sense Rule. The intent of the project is to create a Homesite Parcel by dividing the residence from the farming acreage. The division will not result in any physical changes and will only create a new property boundary.

**ENTITLEMENT(S):**

The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.

Entitlement is found in Section 15.D.2.g.: A homesite parcel may be created for the purpose of separating an existing residence or mobilehome from the remaining agricultural portion of the site. If the parcel of record to be divided is greater in size than is required in the zone district in which it is located, a maximum of one (1) homesite parcel shall be permitted, unless, and until the remaining agricultural acreage is divided into parcels consistent with the zone district in which the property is located.

In accordance with Sections 7105.7 – 7105.9 (7-01-2360 – 7-01-2370) of the Tulare County Ordinance Code the applicant has applied for a Final Map Waiver as the parcel of land which is being divided into two (2) parcels, regardless of size, when the original parcel has frontage on an existing public road and no portion of the parcel is located within the urban area boundary of the city or unincorporated area as established by the General Plan.

**General Plan** - The site is located within the Rural Valley Lands Plan with the Land Use Designation of "Valley Agriculture". The project, together with the provisions for its design and improvements, is consistent with relevant policies of the Tulare County General Plan, including Planning Framework Goal No. 1, Land Use Goal No. 2, and 1.14 (Right-to-Farm Noticing).

**Zoning** – The subject site is zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), and contains one residence and accessory structures. Surrounding parcels are zoned AE-40 and contain scattered rural residences and various agriculture.

**PROJECT SUMMARY:**

The subject site is not under a Williamson Act Land Conservation Contract.

The County Public Works/Engineering Branch, Environmental Health Services Division, Fire Department, and the County Surveyor responded to the consultation request.

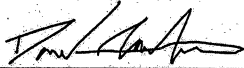
**SUBJECT:** Tentative Parcel Map No. PPM 26-007 (Mancebo / Lane Engineers)

New septic system installations will require submission of a site evaluation report. The report shall be submitted to the Tulare County Environmental Health Services Division (TCEHSD) for review, before approval can be granted for any building permits. This evaluation must be done by a Qualified Professional. Qualified Professionals must possess the appropriate State licensure (PE, PG, CHG, REHS or CPSS).

**PUBLIC HEARING NOTICE:**

Gov. Code Section 65009(b) requires the County to include in any public notice issued pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: "If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of Tulare at, or prior to, the public hearing."

**PROJECT PLANNER**



David Alexander  
Special Projects & CEQA Planner III  
Economic Development & Planning Branch

**PROJECT PROCESSING DIVISION**

Aaron R. Bock

Aaron R. Bock, MCRP, JD, LEED AP  
Assistant RMA Director  
Economic Development & Planning Branch

**ENVIRONMENTAL PLANNING DIVISION**

Gary A. Mills

Gary A. Mills, Chief Planner  
Environmental Planning Division  
Economic Development & Planning Branch

**R.M.A. ASSOCIATE DIRECTOR**

Michael Washam

Michael Washam, Associate Director  
Resource Management Agency  
Economic Development & Planning Branch

**ATTACHMENTS:**

- Attachment No. 1 – Draft Resolution Tentative Parcel Map No. PPM 26-007
  - Exhibit A – Legal Descriptions
  - Exhibit B – Site Map
  - Exhibit C – Right to Farm Notice
- Attachment No. 2 – Staff Report
- Attachment No. 3 – Notice of Exemption

Recording Requested by Attachment No. 1  
And Return to:

Tulare County Resource Management Agency  
Planning Branch  
5961 South Mooney Boulevard  
Visalia, CA 93277-9394  
ATTN: Planning Commission

BEFORE THE PLANNING COMMISSION

COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF TENTATIVE )  
PARCEL MAP NO. PPM 26-007 ) RESOLUTION NO. DRAFT  
WITH A WAIVER OF FINAL MAP )  
MANCEBO )

Resolution of the Planning Commission of the County of Tulare accepting an Exemption as the appropriate environmental determination, conditionally approving Tentative Parcel Map No. PPM 26-007 to divide a 40.42 acre parcel into two parcels, Parcel No. 1 = 2.00 acres and Parcel No. 2 = 38.42 acres, with a Final Map Waiver, requested by the owner (Agent: Lane Engineers, 979 N. Blackstone, Tulare, CA 93274), zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, on property located at 21890 Road 140, Tulare, CA 93274 (APN 195-130-027).

WHEREAS, the Planning Commission has given public notice of the proposed tentative parcel map as provided in Section 7-01-2305 of the Ordinance Code of Tulare County, and

WHEREAS, a waiver of the requirement that a final map be filed has been requested; and

WHEREAS, the Planning Commission considered the staff report and found the facts and findings contained therein to be essentially true and correct; and

WHEREAS, all attached exhibits are incorporated by reference herein; and

WHEREAS, on April 29, 2026, a Notice of Public Hearing by the Tulare County Planning Commission were duly published in the Exeter Sun Gazette, a newspaper of general circulation in Tulare County, to consider the proposed Project; and

WHEREAS, a public hearing was held and an opportunity for public testimony was provided at a regular meeting of the Planning Commission on May 13, 2026; and

WHEREAS, at that meeting of the Planning Commission, public testimony was received and recorded from no one in support of the proposal and no one spoke in opposition to the proposal; and

WHEREAS, the Planning Commission reviewed said parcel map for conformity to the regulations contained in Sections 7-01-1000 to 7-01-2855 of the Ordinance Code of Tulare County.

NOW, THEREFORE, BE IT RESOLVED that this Commission hereby adopts the following findings with regard to this matter:

A. This Planning Commission hereby adopts the following findings of fact as to the reasons for approval of this application:

1. The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.
2. Entitlement is found in Section 15.D.2.g.: A homesite parcel may be created for the purpose of separating an existing residence or mobilehome from the remaining agricultural portion of the site. If the parcel of record to be divided is greater in size than is required in the zone district in which it is located, a maximum of one (1) homesite parcel shall be permitted, unless, and until the remaining agricultural acreage is divided into parcels consistent with the zone district in which the property is located.
3. A Waiver of Final Parcel Map was requested. Section 7-01-2360 of the Subdivision Ordinance allows the waiver of a final map if the project falls within any of the following categories: (a) Any parcel or parcels of land to be divided into four or less parcels, each area of ten acres or more; (b) Any parcel or parcels of land to be divided into parcels, each of a gross area of forty acres or more; (c) Any parcel of land which is being divided into two parcels, regardless of size, when the original parcel has frontage on an existing public road and no portion of the parcel is located within the Urban Area Boundary of a city or unincorporated area as established by the Urban Boundaries Element of the General Plan; (d) Any parcel which is being divided for the sole purpose of conveying property to an adjoining property owner. The proposed parcel map complies with category "c". The site is being divided into two parcels, outside of any Urban Area Boundary, and both with public road frontage. The parcel map is only creating a homesite parcel.
4. The subject site is located within the Rural Valley Lands Plan with the Land Use Designation of "Valley Agriculture". The project, together with the provisions for its design and improvements, is consistent with relevant

policies of the Tulare County General Plan, including Planning Framework Goal No. 1, Land Use Goal No. 2, and 1.14 (Right-to-Farm Noticing).

5. The subject site contains one residence and accessory structures. Surrounding parcels are zoned AE-40 and contain scattered rural residences and various agriculture.
6. The subject site is not under a Williamson Act Land Conservation Contract.
7. The Planning Commission, after consideration of all evidence presented, found that approval of said parcel map will promote the orderly growth of the unincorporated portions of the County and will assure the health, safety, and welfare of the people of the County.
8. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution No. 2010-2927 a Notice of Intent to Collect Tulare County Public Facilities Fees, also known as Developer Impact Fees; therefore, new development may be subject to County Development Impact Fees.
9. The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the County of Tulare, its agents, legislative body, officers or employees in any legal or administrative action, claim or proceeding concerning approval of Tentative Parcel Map No. PPM 26-007; or, at its election and in the alternative, shall relinquish such approval. The applicant(s) shall assume the defense of the County in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant(s), but subject to the County's reasonable approvals. The applicant shall also reimburse the County, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorney's fees with the County, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The County may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant(s) of their obligations under this condition.

AND, BE IT FURTHER RESOLVED THAT:

B. This Planning Commission, after considering all of the evidence presented, found that the establishment, maintenance, and operation of the use of building or land applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or to

the general welfare of the County.

C. This project will not have a significant effect on the environment and has been determined to be exempt, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061(b)(3) Common Sense Rule. The intent of the project is to create a Homesite parcel to divide the residence from the farming acreage. The division will not result in any physical changes and will only create a new property boundary.

D. Tentative Parcel Map No. PPM 26-007 be approved without the requirement to file a final map pursuant to Sections 7-01-2360 and 7-01-2365, subject to the following conditions:

**GENERAL CONDITIONS**

1. Failure to cause the recording of this Resolution of the Planning Commission within two years after the date of conditional approval of the waiver of the final parcel map shall automatically revoke said approval, and a resolution approving a waiver of final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the Tulare County Subdivision Ordinance. However, upon application by the owner or his authorized agent, the time at which the approval of the waiver of final parcel map expires may be extended by applying for a time extension as provided by Tulare County Zoning Ordinance and California State Law.
2. The property owners shall sign and return to the Tulare County Resource Management Agency the Right to Farm Notice so this office can record the Notice along with the Resolution (Exhibit "C").
3. This Parcel Map shall automatically become null and void two (2) years after the date upon which it is granted by the Planning Commission, unless the applicant, or his/her successor, has actually commenced the use or variance authorized by the permit within said two year period. The Planning Commission may grant one or more extensions of said two year time, upon request by the applicant.
4. This Parcel Map will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission and until the applicant, at his own expense, has executed and filed with the County Recorder, a certified copy of the decision of the Planning Commission granting said variance with a duly authorized acceptance, in the form approved by the County Counsel, endorsed thereon.

**ENVIRONMENTAL HEALTH AND SAFETY SERVICES DEPARTMENT CONDITIONS**

5. The Applicant shall ensure that any and all existing septic system components (septic tank, leach lines, etc.) remain on the same parcel as any existing structure(s) the system serves. Septic system components may not cross existing or proposed property lines.
6. New septic system installations will require submission of a site evaluation report. The report shall be submitted to the Tulare County Environmental Health Services Division (TCEHSD) for review, before approval can be granted for any building permits. This evaluation must be done by a Qualified Professional. Qualified Professionals must possess the appropriate State licensure (PE, PG, CHG, REHS or CPSS).

**ROADS AND ENGINEERING DEPARTMENT CONDITIONS**

7. Additional right of way shall be dedicated to the County in the amount of five (5) feet along the east side of Road 140 adjacent to Parcel No. 1. Said dedication shall be in the form of an irrevocable offer of dedication.
  - E. The Secretary of the Planning Commission is hereby, directed to file this resolution and the legal descriptions of each of the parcels shown on said Tentative Parcel Map, which are attached hereto as Exhibit "A" and site plan as Exhibit "B" for the record with the Recorder of the County of Tulare, pursuant to Section 7-01-2365.

The foregoing resolution was adopted upon motion of Commissioner Aguilar, seconded by Commissioner Whitlatch, at a regular meeting of the Planning Commission on May 13, 2026, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

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Michael Washam, Secretary

**EXHIBIT 'A'**

Lane Engineers, Inc. Job No. 25283

January 9, 2026

**PARCEL 1:** (APN 192-130-027, Portion)

A portion of the Northwest Quarter of the Southwest Quarter of Section 15, Township 20 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter;  
Thence South 00°31'05" East 630.49 feet along the West line of said Northwest Quarter to the TRUE POINT OF BEGINNING;  
Thence North 89°28'55" East 25.00 feet to the intersection of the centerline of Elk Bayou and the East Right of Way line Road 140 per Volume 9, Page 191 of Rights of Way;  
Thence along the centerline of Elk Bayou through the following courses:

North 36°43'56" East 98.16 feet;  
North 47°05'55" East 26.04 feet;  
North 61°39'29" East 29.77 feet;  
North 78°02'20" East 37.72 feet;  
South 88°03'47" East 53.65 feet;  
South 83°30'38" East 63.41 feet;  
North 79°18'15" East 86.32 feet;  
North 72°29'15" East 81.00 feet;

Thence South 00°31'05" East 244.96 feet;  
Thence North 89°48'24" East 445.95 feet to the West line of said Northwest Quarter;  
Thence North 00°31'05" East 93.45 feet along said West line to the TRUE POINT OF BEGINNING.

CONTAINING 87,119 SQUARE FEET OR 2.00 ACRES, MORE OR LESS.

**PARCEL 2:** (APN 192-130-027, Portion)

The Northwest Quarter of the Southwest Quarter of Section 15, Township 20 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California.

EXCEPTING THEREFROM that portion of said Northwest Quarter more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter;  
Thence South 00°31'05" East 630.49 feet along the West line of said Northwest Quarter to the TRUE POINT OF BEGINNING;  
Thence North 89°28'55" East 25.00 feet to the intersection of the centerline of Elk Bayou and the East Right of Way line Road 140 per Volume 9, Page 191 of Rights of Way;

Thence along the centerline of Elk Bayou through the following courses:

North 36°43'56" East 98.16 feet;  
North 47°05'55" East 26.04 feet;  
North 61°39'29" East 29.77 feet;  
North 78°02'20" East 37.72 feet;  
South 88°03'47" East 53.65 feet;  
South 83°30'38" East 63.41 feet;  
North 79°18'15" East 86.32 feet;  
North 72°29'15" East 81.00 feet;

Thence South 00°31'05" East 244.96 feet;

Thence North 89°48'24" East 445.95 feet to the West line of said Northwest Quarter;

Thence North 00°31'05" East 93.45 feet along said West line to the TRUE POINT OF BEGINNING.

CONTAINING 38.24 ACRES, MORE OR LESS.

# Exhibit "B"

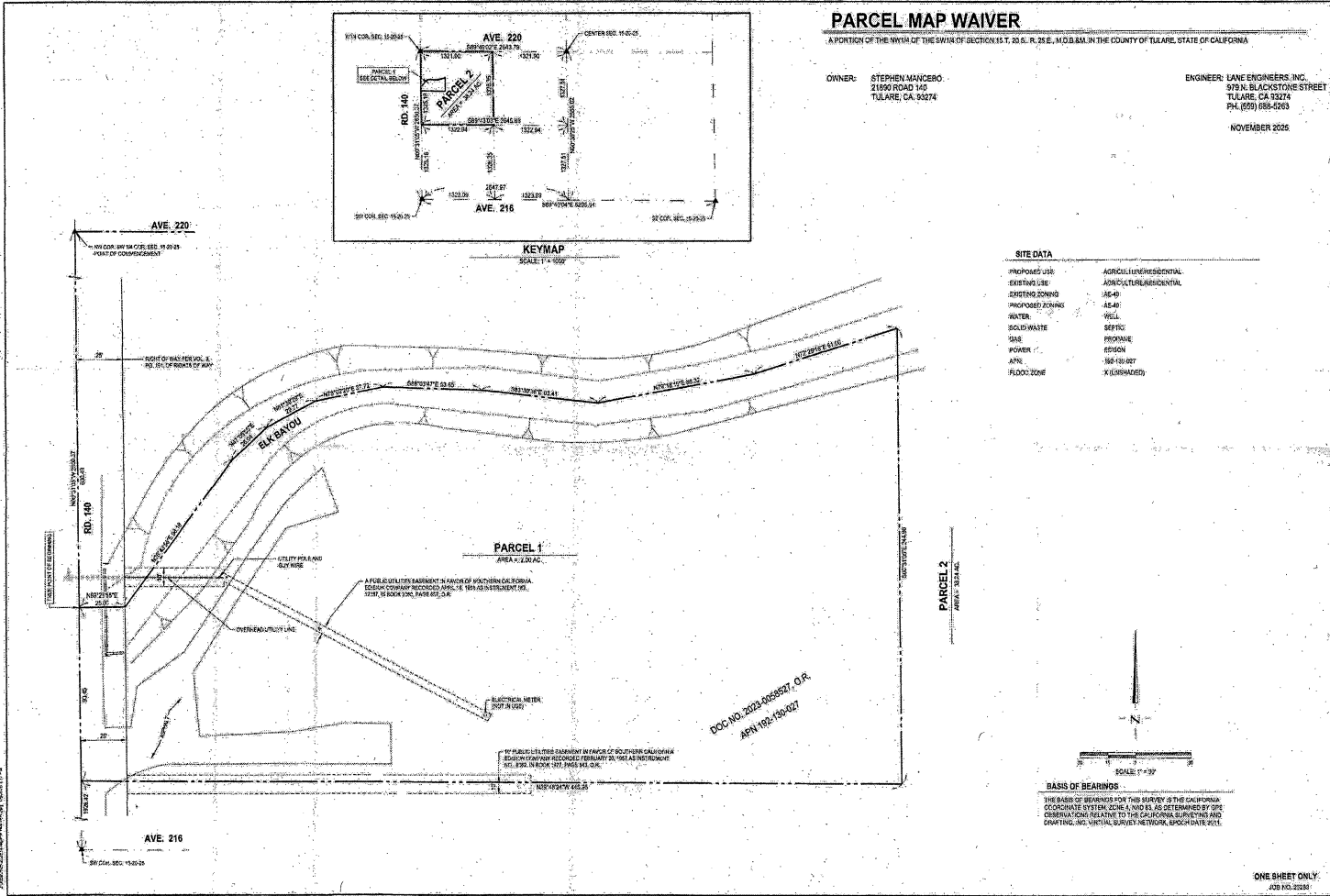
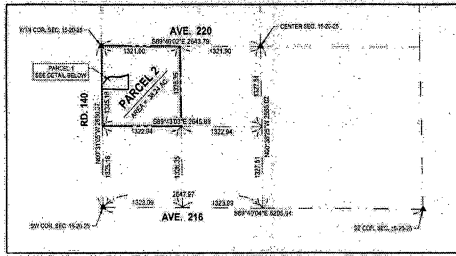
## PARCEL MAP WAIVER

A PORTION OF THE W/4M OF THE SW/4M OF SECTION 15, T. 25 S., R. 25 E., N.O.B.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

OWNER: STEPHEN MANCERO  
21500 ROAD 140  
TULARE, CA 93274

ENGINEER: LANE ENGINEERS, INC.  
979 N. BLACKSTONE STREET  
TULARE, CA 93274  
PH: (559) 888-0263

NOVEMBER 2025



SITE DATA	
PROPOSED USE:	AGRICULTURE/RESIDENTIAL
EXISTING USE:	AGRICULTURE/RESIDENTIAL
EXISTING ZONING:	AE-40
PROPOSED ZONING:	AE-40
WATER:	WELL
SOLID WASTE:	SEPTIC
GAS:	PROPANE
POWER:	GROUND
APN:	160-19-027
FLOOD ZONE:	X (UNSHADED)

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 10N, NAD 83, AS DETERMINED BY GPS OBSERVATIONS RELATIVE TO THE CALIFORNIA SURVEYING AND DRAFTING, INC. VIRTUAL SURVEY NETWORK, BPOCH DATA SET.

ONE SHEET ONLY  
JOB NO. 2025-0001

**Attachment No. 2**  
**TENTATIVE PARCEL MAP FACT SHEET**  
**PPM 26-007 – Mancebo / Lane Engineers**

Divide a 40.42 acre parcel into two parcels, Parcel No. 1 = 2.00 acres and Parcel No. 2 = 38.42 acres, with a Final Map Waiver, requested by the owner (Agent: Lane Engineers, 979 N. Blackstone, Tulare, CA 93274), zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), within the Rural Valley Lands Plan, with the Land Use Designation of Valley Agriculture, on property located at 21890 Road 140, Tulare, CA 93274 (APN 195-130-027).

**I. General Plan**

1. Land Use Element: RVLP
2. Land Use Designation: Valley Agriculture
3. Urban Boundaries Element:  
 Outside UAB/UDB       Inside UAB       Inside UDB
4. Airport Land Use Area      Yes       No       N/A   
 Consistent with the policies of the Tulare County "Comprehensive Airport Land Use Plan."  
    Yes       N/A

**II. Zoning (Note: special overlay i.e., PD, SR, Airport Impact, Etc.)**

1. Site: Subject site is zoned AE-40 (Exclusive Agricultural – 40 Acre Minimum), and contains one residence. Surrounding parcels are zoned AE-40 and contain scattered rural residences and various agriculture.
2. Compliance:                              Yes       No

**III. Subdivision Ordinance**

1. Exception:                              Yes       No       N/A   
 Reason:  
    Meets Findings for Approval:      Yes       No
2. Final Map Waiver:  
     Not Applicable       Recommended       Meets Findings for Approval

**IV. Environmental Setting**

1. Topographical Features:  
     Slope: <10%       10% - 20%       20% - 30%
2. Water Courses: NA
3. Flood Zone: NA
4. Soil(s): NA
5. Biotic Conditions: NA
6. Ground Water Table: Information not available.
7. Archaeological: Not likely.

**V. Reports/Studies (If required, see attached)**

1. Geological/Hydrological:      Waived       Required
2. Biotic:                              N/A       Required
3. Traffic:                              N/A       Required
4. Archaeological: Required      N/A       Required
5. Other: \_\_\_\_\_              N/A       Required

**VI. Agricultural Preserve**

Agricultural Preserve Yes  No   
PNR Required Yes  No   
The subject site is not under a Williamson Act Land Conservation Contract.  
PNR Previously Filed Yes  No  (Expiration Date \_\_\_\_\_  
\_\_\_\_\_)

**VII. Parcel Information:**

1. Parcel Creation (when/how existing parcels were created): NA  
Were Parcels created inside or outside UDB/UAB?  Inside  Outside
2. Previous Parcel Activity/Permits: No code violations.
3. Access to Parcels:  Direct – Road 140  
 Indirect - \_\_\_\_\_
4. Water Source:  Domestic Well  Irrigation Well  
 Irrigation District - Will Serve Letter on File   
 Community System  
 Private Water Co. \_\_\_\_\_
5. Sewage Disposal:  Septic Tank-Leach Line System  
 District \_\_\_\_\_ Will Serve Letter on File   
 Other \_\_\_\_\_
6. Environmental Determination:  Exempt  Negative Declaration  
 Mitigated Negative Declaration

This project will not have a significant effect on the environment and has been determined to be exempt, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15061(b)(3) Common Sense Rule. The intent of the project is to create a Homesite parcel to divide the residence from the farming acreage. The division will not result in any physical changes and will only create a new property boundary.

**VIII. SUBSEQUENT ACTIONS:**

1. **Appeals:** The Planning Commissions decision for approval or denial of the Tentative Parcel Map is final unless the decision is appealed to the Board of Supervisors within ten (10) calendar days after the decision. Said appeal shall be in writing and shall specifically set forth the project case number and the reasons for the appeal and shall be accompanied by the appropriate appeals filing fee. The appeal letter should be sent to the Tulare County Board of Supervisors, 2800 West Burrel Avenue, Visalia, CA. 93291.
2. **Fish and Game Fee:** The project qualifies for a Categorical Exemption from the California Environmental Quality Act and will not be required to pay State Fish and Wildlife fees. However, the Fish and Game Code requires that the applicant pay to the Tulare County Clerk's office a \$58 document handling fee for the required filing of the Notice of Exemption. The Notice of Exception is required to be filed within five (5) days of project approval. The applicant shall pay the fee to the Tulare County Resource Management Agency. Checks shall be made payable to: "Tulare County RMA". Applicants cannot avoid payment of the required Department of Fish and Game fee since a provision of AB 3158 declares that decisions on private projects are not "operative, vested, or final" until the fee is paid to the County Clerk. A Negative Declaration prepared for this project would indicate that there will be minor impacts, either individually or cumulatively, on wildlife resources, and as such, Section 711.4 of the Fish and Game Code would require that the applicant pay a fee of \$2,280.75 as a

user fee (effective January 1, 2018) to allocate the transactional costs of fish and wildlife protection to those who consume those fish and wildlife resources through urbanization and development. A Mitigated Negative Declaration prepared for a project would indicate that the project was determined to not have a significant effect on the environment if mitigation measures were incorporated that could reduce the potential environmental impacts to a level of insignificance.

3. **Taxes:** The final map or the resolution of the Planning Commission approving the tentative parcel map and waiving the requirement for the filing and approval of the final parcel map cannot be recorded to divide the property for which taxes or special assessments are due and payable and/or are delinquent. In such cases, the taxes or special assessments must be paid before the map or resolution can be recorded. In addition, please be advised that the Tulare County Subdivision Ordinance, pursuant to the State Map Act, prohibits the recording of the map or resolution until the applicant files with the County Tax Collector a security deposit for the payment of property taxes or special assessments which are not yet due and payable.
4. **School Impact Fees:** The subject site is located within the Tipton Unified School District, which has/have implemented developer's fees for all assessable space for new residences and expansions to existing residences; and for chargeable covered and enclosed space for new commercial and industrial development pursuant to Government Code Section 53080. These fees are required to be paid prior to the issuance of any permit for the construction of new commercial or industrial structures, and/or installation or construction of new or expanded residential structures. [Please contact the TCRMA-Permits Center or the applicable school district(s) for the most current school fee amounts.] NOTICE: Pursuant to Government Code Section 66020(d)(1), this will serve to notify you that the 90-day approval period, in which you may protest to the school district the imposition of fees or other payment identified above, will begin to run from the date on which they are paid to the school district(s) or to another public entity authorized to collect them on the district(s) behalf, or on which the building or installation permit for this project is issued, whichever is earlier.
5. **Right to Farm Notice:** In accordance with Section 7905(a) of the Tulare County Ordinance Code, and as a condition of approval of the parcel map, a Right to Farm Notice shall be placed on the face of the final map, or a separate sheet shall be signed by the vested owners of the property and shall be returned to be recorded with the resolution approving a waiver of final map.
6. **Construction Storm Water Permit:** Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be

implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. A complete Notice of Intent package (Notice of Intent, site map, and fee) and Notice of Termination (upon completion of each section), shall be obtained from and returned to: State Water Resources Control Board, Division of Water Quality, ATTN: Storm Water Permit Unit, P. O. Box 1977, Sacramento, CA 95812-1977 along with the appropriate annual fee. Permits shall be required until the construction is completed.









# Tentative Parcel Map No. PPM 26-007, Mancebo

Final Audit Report

2026-05-13

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