



# RESOURCE MANAGEMENT AGENCY COUNTY OF TULARE PLANNING COMMISSION SUMMARY

5961 S. Mooney Blvd  
Visalia, CA 93277  
624-7000 Phone  
615-3002 Fax

## PLANNING COMMISSION

CHAIRMAN: Carlos Aleman  
VICE-CHAIR: Terren Brown  
COMMISSIONERS:

Calros Aleman  
Gil Aguilar  
Bill Whitlatch  
Wayne O. Millies  
Christopher Launer  
Dennis Lehman  
Terren Brown  
Matthew Stoll (Alternate)

## AIRPORT LAND USE

## COMMISSIONERS (ALUC)

Matthew Stoll (Chair)  
Bill Whitlatch (Vice-Chair)

<b>PROJECT NO:</b> PPM 24-050	<b>AGENDA DATE:</b>	4/23/2025
<b>APPLICANT:</b> Evelyn DeBoer Locke	<b>AGENDA ITEM NO.:</b>	4A
<b>AGENT:</b> Neil Zerlang		
<b>SUBJECT:</b> Lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the three (3) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, located at 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville.  <b>Exception:</b> N/A.  <b>Waiver:</b> Recommended  <b>Motions:</b> One (1)  <b>Environmental Review:</b> Exemption, Section 15061(b)(3), pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15061(b)(3), pertaining to the Common Sense Rule.	<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
<b>CONTACT PERSON:</b> Russell K. Searce		

## 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 Title 14, Cal. Code Regulations, Section 15061(b)(3), pertaining to the Common Sense Rule **and** conditionally approve Tentative Parcel Map No. PPM 24-050 with a waiver for final map.

(3) .

## PLANNING COMMISSION ALTERNATIVES:

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

**SUBJECT:** Variance & Tentative Parcel Map. PPM 24-050 (Evelyn DeBoer Locke/Neil Zerlang)

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

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

**PROJECT OVERVIEW:**

An Exemption for Tentative Parcel Map No. PPM 24-050, requested by Evelyn DeBoer Locke, 17324 Road 136, Tulare, CA 93274 (Agent: Neil Zerlang), to allow a lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the two (2) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, located at 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs 232-100-012, 013, and 014).

Minor Deviation No. PZV 25-011 will allow the creation of parcels that are smaller than required in the AE-40 Zone.

**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, 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.

**ENTITLEMENT(S):**

Entitlement is found in Section 9.7.D of the Zoning Ordinance, allowing the division of land in the AE-40 zone.

**General Plan** - The subject site is located outside of any urban boundaries and is subject to the Rural Valley Lands Plan, with a land designation of Valley Agriculture. The existing land use would not change with this zone variance and division of land. 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, Agriculture Goal No. 1 and Agricultural Policies 1.1.(Primary Land Use), 1.7 (Preservation of Agricultural Lands), and 1.14 (Right-to Farm Noticing).

**Zoning**- The subject site is Zoned AE-40. The AE-40 Zone is an exclusive zone for intensive and extensive agricultural uses and for those uses which are a necessary and integral part of intensive and extensive agricultural operations.

**PROJECT SUMMARY:**

APN 232-100-014 contains a single family residence, APN 232-100-013 contains a single family residence, shop, detached garage and agriculture (orchard). APN 232-100-012 contains agriculture (orchard).

Minor Deviation No. PZV 25-011 is in association with PPM 24-050 to address Proposed parcel 2 and 3, being less than the required minimum acreage in the AE-40 zone.

The site is under a Williamson Act Contract (Contract No. 13982 and Preserve No. 4020.)

**SUBJECT:** Variance & Tentative Parcel Map. PPM 24-050 (Evelyn DeBoer Locke/Neil Zerlang)

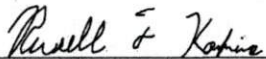
A waiver of the requirements to file a Final Parcel Map pursuant to the provisions of Section 7-01-2360(a) of the Ordinance Code.

The proposed parcels 1, 2, and 3 have direct access to Road 152, Proposed parcel 4 has direct access to Avenue 168. County Public Works/Engineering Branch responded to consultation requests and conditions of approval have been added to the resolution.

The Fire Department, and Environmental Health also responded to consultation requests.

**PUBLIC HEARING NOTICE:**

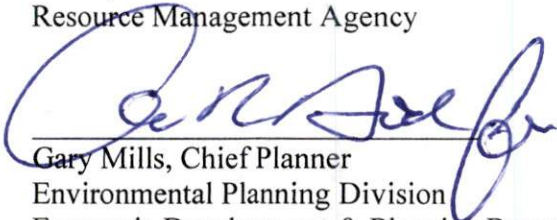
Gov. Code Section 65009(b) requires the County to include in any public notice issued pursuant to Government Code, Title 7, Planning and Land Use, a notice substantially stating all of the following: "If you challenge the project in court, you may be limited to raising only those issues you or someone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



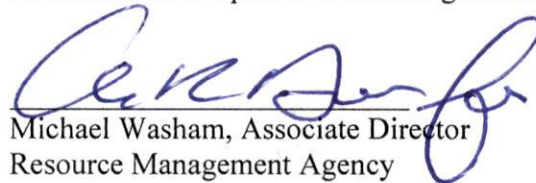
Russell Kashiwa, Planner II  
County of Tulare  
Resource Management Agency



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



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



Michael Washam, Associate Director  
Resource Management Agency

**ATTACHMENTS:**

Attachment No. 1 - Draft Resolution - Tentative Parcel Map No. PPM 24-050

Exhibit A – Legal Description

Exhibit B – Site Plan Map

Exhibit C – Right to Farm Notice

Attachment No. 2 – Staff Report

Attachment No. 3 – Consulting Agency List and Correspondence

Attachment No. 4 – Graphics

Attachment No. 5 – Notice of Exemption

Attachment No. 6 – Location and Property Ownership Map for Hearing Notification

Attachment No. 7 – Public Hearing Notice

Recording Requested by  
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 PPM 24-050	)	
AND WAIVER OF FINAL MAP	)	RESOLUTION NO [DRAFT]
FOR DEBOER LOCKE	)	

Resolution of the Planning Commission of the County of Tulare accepting the categorical exemption as the appropriate environmental determination and conditionally approving Tentative Parcel Map No. PPM 24-050, requested by Evelyn DeBoer Locke, 17324 Road 136, Tulare, CA 93274 (Agent: Neil Zerlang), to allow a lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the two (2) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, located at 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs 232-100-012, 013, and 014).

WHEREAS, the Planning Commission has given public notice of the 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, an application for Minor Deviation No. PZV 25-011 has been filed in association with Tentative Parcel Map No. PPM 24-050 on the same property and for the same applicant. The Minor Deviation is to address Proposed parcel 2 and 3, being less than the required minimum acreage in the AE-40 zone, 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 9, 2025, 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 April 23, 2025; and

WHEREAS at that meeting of the Planning Commission, **no** public testimony was received in support of or 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:

1. The Planning Director has waived the requirement for a preliminary geological-hydrological report pursuant to Section 7-01-2295 of the Ordinance Code.
2. 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), 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.
3. The subject site is located outside of any urban boundaries and is subject to the Rural Valley Lands Plan, with a land designation of Valley Agriculture. The existing land use would not change with this zone variance and division of land. 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, Agriculture Goal No. 1 and Agricultural Policies 1.1.(Primary Land Use), 1.7 (Preservation of Agricultural Lands), and 1.14 (Right-to Farm Noticing.
4. The site is zoned AE-40 (Exclusive Agricultural – 40 acre minimum). APN 232-100-014 contains a single family residence, APN 232-100-013 contains a single family residence, shop, detached garage and agriculture (orchard). APN 232-100-012 contains agriculture (orchard).
5. The project is consistent with applicable elements of the County General Plan and the Zoning Ordinance.
6. Minor Deviation No. PZV 25-011 is to address Proposed parcel 2 and 3, being less than the required minimum acreage in the AE-40 zone.
7. The County Public Works/Engineering Branch, Environmental Health Services Division, Fire Department, and the Assessor's Office were sent consultation requests. Responds were received from Public Works/Engineering, and Environmental Health Services.

8. The Planning Commission determined that the project qualifies for a waiver of the requirements to file a Final Parcel Map and the provisions of Sections 7-01-2360(a) of the Ordinance Code. Any parcel or parcel of land to be divided into four (4) or less parcels, each of a gross area of ten (10) acres or more.
9. 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.
10. The Board of Supervisors, at their regular meeting of November 30, 2010, adopted by Resolution 2010-0927, a Notice of Intent to Collect Tulare County Public Facility Fees, also known as Developer Impact Fees. New Development may be subject to County Development Impact fees.

AND, BE IT FURTHER RESOLVED THAT:

A. 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), 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.

B. Tentative Parcel Map No. PPM 24-050 be conditionally 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 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 PPM 24-050; 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.

#### **FIRE DEPARTMENT CONDITIONS**

3. Address shall be posted, minimum 4"x3"x ½" line width permanent numbers visible from the street on existing and future structures
4. Provide all-weather (2" after compact- crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance
5. Any new or existing structures must adhere to the minimum separation of buildings as the Ca. Building code 705.2.3 & 705.5.
6. Any new commercial or residential construction permits in the future. Tulare County Fire Department will impose the current adopted Title 24 Code requirements at time of building permit.
7. Any new commercial or residential construction permits in the future will have to meet 2022 or newer California Fire Code Appendix B and C requirements for fire water flow requirements or NFPA 1142 for urban water supply.

#### **ENVIRONMENTAL HEALTH DEPARTMENT CONDITIONS**

8. The Applicant shall ensure that any and all existing septic system components (septic tanks, leachlines, etc.) will remain on the same parcel as the structures(s) being served. Septic systems are not allowed to cross existing, or proposed, property lines.

#### **PLANNING BRANCH CONDITIONS**

9. The property owners shall sign and return to the Tulare County Resource Management Agency the Right to Farm Notice (Exhibit "C") so this office can record the Notice along with the Resolution.
10. The applicant, his successors and assigns shall ensure that occupants of the residences on the site are restricted to the owner or lessee and their relatives, farmworkers or employees who work on the property.
11. 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 a site plan as Exhibit "B," for the record with the Recorder of the County of Tulare, pursuant to Section 7-01-2365.

12. The applicant must file a Williamson Act Non-Renewal for APN 232-100-013 prior to the recordation of the Tentative Parcel Map.

The foregoing resolution was adopted upon motion of Commissioner [NAME], seconded by Commissioner [NAME], at a regular meeting of the Planning Commission on April 23, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

TULARE COUNTY PLANNING COMMISSION

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Michael Washam, Secretary



**LEGALS DESCRIPTIONS**  
De Boer Tentative Parcel Map

**PARCEL 1**

That portion of the Northwest quarter of Section 24, Township 21 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof, described as follows:

Commencing for reference at the Southwest corner of said Northwest quarter;  
Thence North, along the West line of said Northwest quarter, a distance of 517.72 feet to the True Point of Beginning;  
Thence East, perpendicular to said West line, a distance of 428.00 feet;  
Thence North, parallel to said West line, a distance of 280.00 feet;  
Thence West, perpendicular to said West line, a distance of 428.00 feet to a point in said West line;  
Thence South, along said West line, a distance of 280.00 feet to the True Point of Beginning.

EXCEPTING THEREFROM the West 55.00 feet thereof, as conveyed to the County of Tulare, by Deed recorded January 11, 1957 in Book 1968, Page 104 of Official Records, File No. 1219.

**PARCEL 2**

The Southwest quarter of the Northwest quarter of Section 24, Township 21 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof described as follows:

Commencing for reference at the Southwest corner of said Northwest quarter;  
Thence North, along the West line of said Northwest quarter, a distance of 517.72 feet to the True Point of Beginning;  
Thence East, perpendicular to said West line, a distance of 428.00 feet;  
Thence North, parallel to said West line, a distance of 280.00 feet;  
Thence West, perpendicular to said West line, a distance of 428.00 feet to a point in said West line;  
Thence South, along said West line, a distance of 280.00 feet to the True Point of Beginning.

ALSO EXCEPTING THEREFROM the North 18.00 feet thereof.

ALSO EXCEPTING THEREFROM the East 26.00 feet thereof.

ALSO EXCEPTING THEREFROM the West 55.00 feet thereof, as conveyed to the County of Tulare, by Deed recorded January 11, 1957 in Book 1968, Page 104 of Official Records, File No. 1219.

### **PARCEL 3**

The Northwest quarter of the Northwest quarter AND the North 18.00 feet of the Southwest quarter of the Northwest quarter, all of Section 24, Township 21 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof.

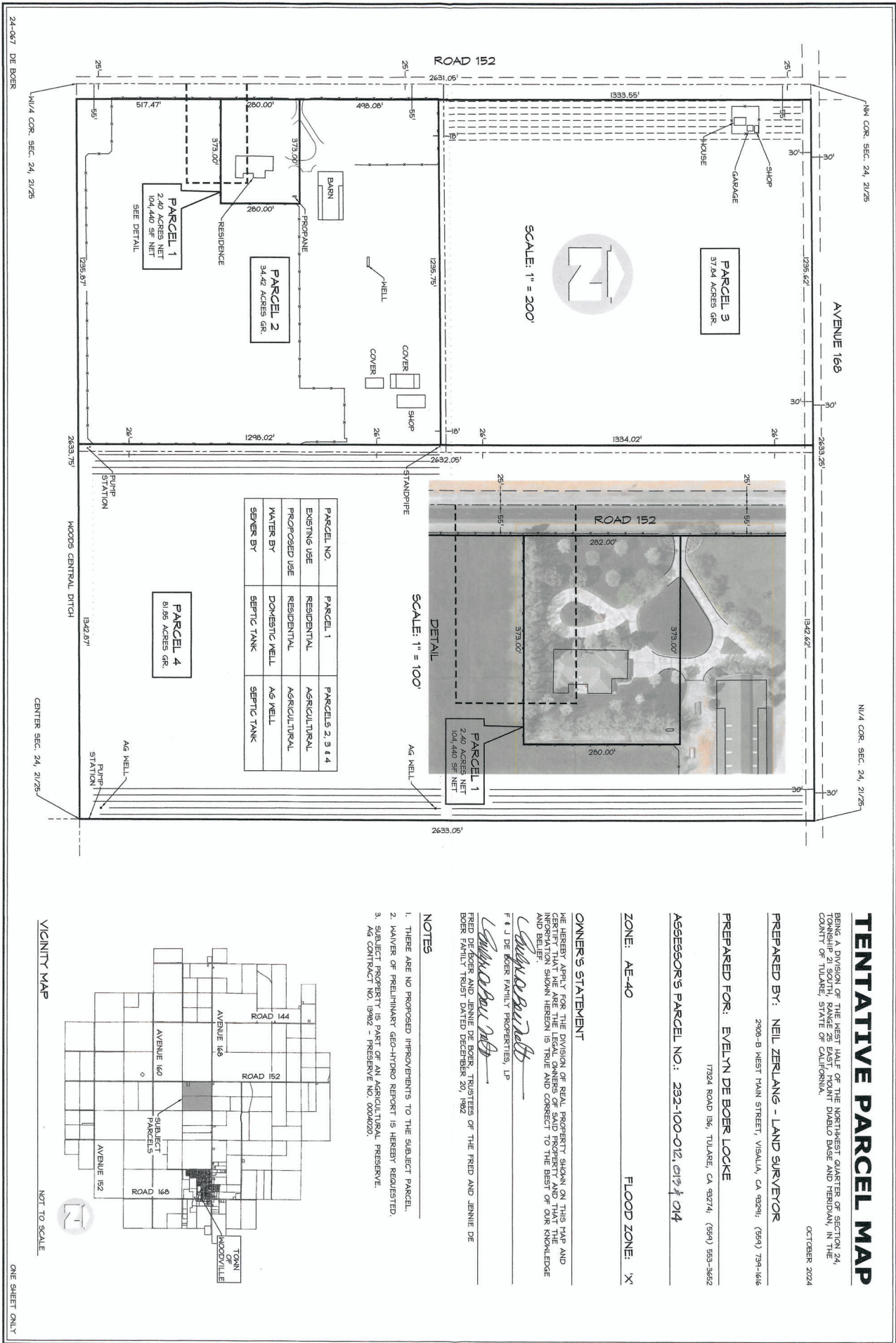
EXCEPTING THEREFROM the East 26.00 feet thereof.

ALSO EXCEPTING THEREFROM the West 55.00 feet thereof, as conveyed to the County of Tulare, by Deed recorded January 11, 1957 in Book 1968, Page 104 of Official Records, File No. 1219.

### **PARCEL 4**

The East half of the Northwest quarter AND the East 26.00 feet of the West half of the Northwest quarter, all of Section 24, Township 21 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat thereof.





TENTATIVE PARCEL MAP

BEING A DIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 26 EAST, SAN DIEGO BASIN AND HENDAY, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

OCTOBER 2024

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2290-B WEST MAIN STREET, VISALIA, CA 93291; (559) 731-1616

PREPARED FOR: EVELYN DE BOER LOCKE

17324 ROAD 136, TULARE, CA 93274; (559) 553-3662

ASSESSOR'S PARCEL NO.: 232-100-012, 013 & 014

ZONE: AE-40 FLOOD ZONE: X

OWNER'S STATEMENT

WE HEREBY APPLY FOR THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

*Evelyn De Boer Locke*  
F & J DE BOER FAMILY PROPERTIES, LP

FRED DE BOER AND JENNIE DE BOER, TRUSTEES OF THE FRED AND JENNIE DE BOER FAMILY TRUST DATED DECEMBER 20, 1982

NOTES

1. THERE ARE NO PROPOSED IMPROVEMENTS TO THE SUBJECT PARCEL.
2. WAIVER OF PRELIMINARY GEO-HYDRO REPORT IS HEREBY REQUESTED.
3. SUBJECT PROPERTY IS PART OF AN AGRICULTURAL PRESERVE.
4. AG CONTRACT NO. 19962 - PRESERVE NO. 0004020.

VICINITY MAP

NOT TO SCALE

ONE SHEET ONLY

Exhibit "C"

RIGHT TO FARM NOTICE

RE: Use Permit No. \_\_\_\_\_

or

Parcel Map No. PPM 24-050

or

Subdivision Map No. \_\_\_\_\_

or

Mining and Reclamation Plan No. \_\_\_\_\_

In accordance with Section 7-29-1070(a) of the Tulare County Ordinance Code; and as a condition of approval of the above-referenced use permit, parcel map, subdivision map or mining and reclamation plan, the undersigned hereby acknowledges that:

It is the declared policy of Tulare County to conserve, enhance and encourage agricultural operations within the County. Residents of property on or near agricultural land should be prepared to accept the inconveniences and discomfort associated with agricultural operations, including, but not necessarily limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Consistent with this policy, California Civil Code Section 3482.5 provides that no agricultural operation, as defined and limited by that section, conducted and maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three years if it was not a nuisance at the time it began.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**TENTATIVE PARCEL MAP AND ZONE VARIANCE FACT SHEET****PPM 24-050 – DeBoer Locke**

Lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the two (2) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, located at 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs 232-100-012, 013, and 014).

**I. General Plan**

1. Land Use Element : Rural Valley Lands Plan
2. Land Use Designation: Valley Agriculture
3. Compliance:
 

a. Land Use Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
b. Circulation Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
c. Noise Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
d. Open Space Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
e. Safety Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
f. Housing Element	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
g. Conservation Element	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
4. Urban Boundaries Element:
 

Outside UAB/UDB	<input checked="" type="checkbox"/>	Inside UAB	<input type="checkbox"/>	Inside UDB	<input type="checkbox"/>	Inside Hamlet DB	<input type="checkbox"/>
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5. Airport Land Use Area
 

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Consistent with the policies of the Tulare County “Comprehensive Airport Land Use Plan.”

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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**II. Zoning** (Note: special overlay i.e., PD, SR, Airport Impact, Etc.)

1. Site: AE-40 Zone. APN 232-100-014 contains a single family residence, APN 232-100-013 contains a single family residence, shop, detached garage and agriculture (orchard). APN 232-100-012 contains agriculture (orchard).
2. Surrounding Area: AE-40 Zone – Agriculture and scattered rural residences.
3. Compliance: Yes ☒ No ☐

**III. Subdivision Ordinance**

1. Exception: Yes ☐ No ☐ N/A ☒

If Yes: Section(s):

Meets Findings for Approval: Yes ☐ No ☐
2. Final Map Waiver:
 

Not Applicable	<input type="checkbox"/>	Recommended	<input checked="" type="checkbox"/>	Meets Findings for Approval	<input type="checkbox"/>
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**IV. Environmental Setting**

1. Topographical Features:
 

Slope: <10%	<input checked="" type="checkbox"/>	10% - 20%	<input type="checkbox"/>	20% - 30%	<input type="checkbox"/>
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2. Water Courses: None on site
3. Flood Zone: X
4. Soil(s): Nord fine Sandy Loam, Class I, Low shrink swell, severe septic tank absorption.
5. Biotic Conditions: CNDDB None
6. Ground Water Table: In between the 140' and 160' depth contour lines, dated Spring 2024.
7. Archaeological: Not likely

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

- |                             |        |                                     |          |                          |
|-----------------------------|--------|-------------------------------------|----------|--------------------------|
| 1. Geological/Hydrological: | Waived | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 2. Biotic:                  | N/A    | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 3. Traffic:                 | N/A    | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 4. Archaeological: Required | N/A    | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |
| 5. Other: _____             | N/A    | <input checked="" type="checkbox"/> | Required | <input type="checkbox"/> |

**VI. Agricultural Preserve**

- |                       |     |                          |    |                                     |                         |
|-----------------------|-----|--------------------------|----|-------------------------------------|-------------------------|
| Agricultural Preserve | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |                         |
| PNR Required          | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |                         |
| PNR Previously Filed  | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | (Expiration Date _____) |

**VII. Parcel Information:**

1. Parcel Creation (when/how existing parcels were created): APN 232-100-013 and 014 were legally created by Lot Line Adjustment No. PLA 92-070 recorded on December 4, 1992 as document number 1992-0088734. APN 232-100-012 was created prior to 1965.

Were Parcels created inside or outside UDB/UAB? ☐ Inside ☒ Outside

2. Previous Parcel Activity/Permits: APN 232-100-012: Electrical Service Permit A1401383 Approved on 5/21/2014, Residential Building Permit A1504128 Withdrawn on 4/25/2016, Electrical Service Permit A1600113 Issued on 1/14/2016, Online Building Permit No. OPA-25-0353 Completed on 2/4/2025 and Residential Building Permit No., A2500348 Finaled on 2/12/2025.

APN 232-100-013: Residential Building Permit A0100886 Finaled on 10/18/2007, and Residential Building Permit A1402266 Finaled on 12/22/2015.

APN 232-100-014: Residential Building Permit A0002916 Finaled on 11/10/2008

3. Access to Parcels: ☒ Direct – The proposed parcels 1, 2, and 3 have direct access to Road 152, Proposed parcel 4 has direct access to Avenue 168  
☐ Indirect – \_\_\_\_\_

4. Water Source: ☒ Domestic Well – \_\_\_\_\_ ☐ Irrigation Well  
☐ 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. Fire Protection: County Station #25 – Tulare

7. Police Protection: County Sheriff – Porterville Substation

8. Public Utilities: Southern California Edison

9. Response from other Agencies: (see attached)

10. Correspondence received: (see attached)
11. Environmental Determination: ☒ Exempt  
☐ Negative Declaration  
☐ Mitigated Negative Declaration

### **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 \$3,026.75 as a user fee (effective January 1, 2025) 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 Woodville Union Elementary, and Porterville Unified School Districts 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.





# RESOURCE MANAGEMENT AGENCY

**5961 SOUTH MOONEY BLVD**

**VISALIA, CA 93277**

PHONE (559) 624-7000

FAX (559) 730-2653

Aaron R Bock

Reed Schenke

Sherman Dix

Economic Development and Planning

Public Works

Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

DATE: February 26, 2025

## PROJECT REVIEW - CONSULTATION NOTICE

To: Interested Agencies (see next page)

From: Russell Kashiwa, Project Planner

Subject: Case No. Tentative Parcel Map No. PPM 24-050 for Evely DeBoar Locke (Agent: Neil Zerlang) lot line adjustment on three (3) existing parcels and division of one (1) of the two (2) existing parcel into two (2) parcels, resulting in four (4) parcels, on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone, located at 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs: 232-100-013, 232-100-014, and 232-100-012). Minor Deviation PZV 25-011 (MD) is to address proposed parcel 2 and 3 being less than the minimum acreage.

The Tulare County Resource Management Agency, Development Services Branch, has received an application for a land development permit. A copy of the application package is attached for your information.

Please review this project and provide any comments and/or recommendations that you feel are appropriate including any scientific or factual information that would be useful in our evaluation. Please indicate in your response which CEQA document this department should prepare:

☒ Categorical Exemption: 15061(b)(3) common sense exemption

☐ Negative Declaration:

☐ Mitigated Negative Declaration

☐ Environmental Impact Report

☐ Other: \_\_\_\_\_

To all local agencies wishing to make recommendations, all comments must be received by our office by March 12, 2025, in order to be considered during the review process.

Special Notice to Agencies: Notice of a public hearing for this project will be mailed at least ten (10) days prior to the hearing. If your agency will be significantly affected by this project with respect to your ability to provide essential facilities and/or services, and you wish to receive notice of the public hearing, please state this in your response.

Our office appreciates your time and assistance with this project review. Please direct all correspondence to the Project Planner and Case Number referenced above for this project.

**CASE NO. PPM 24-050 and PZV 25-011 (MD)**  
**CONSULTING AGENCY LIST**

**TULARE COUNTY AGENCIES**

- ☐ R.M.A. - Building Division
- ☐ R.M.A. - Code Compliance Division
- ☐ R.M.A. - Environmental Coordinator
- ☐ R.M.A. - Community Dev./Redevelopment Division
- ☒ R.M.A. - Flood/Permits/Subdivisions Division
- ☐ R.M.A. - Parks and Recreation Division
- ☐ R.M.A. - Building Services Division
- ☐ R.M.A. - General Services Division
- ☐ R.M.A. - Transportation/Utilities Division
- ☐ R.M.A. - Solid Waste Division
- ☒ H.H.S.A. - Environmental Health Services Division
- ☐ H.H.S.A. - HazMat Division
- ☒ Fire Chief (2 copies)
- ☐ Sheriff's Department - Visalia Headquarters
- ☐                                      Traver Substation
- ☐                                      Orosi Substation
- ☐                                      Pixley Substation
- ☐                                      Porterville Substation
- ☐ Agricultural Commissioner
- ☐ Education Department
- ☐ Airport Land Use Commission
- ☐ Supervisor District ☐
- ☒ Assessor
- ☒ Abernham Folk

**LOCAL AGENCIES**

- ☐ Levee Dist. No 1\*
- ☐ Levee Dist. No 2\*
- ☐ \_\_\_\_\_ Irrigation Dist\*
- ☐ \_\_\_\_\_ Pub Utility Dist\*
- ☐ \_\_\_\_\_ Comm. Service Dist\*
- ☐ \_\_\_\_\_ Town Council\*
- ☐ \_\_\_\_\_ Elem. School Dist\*
- ☐ \_\_\_\_\_ High School Dist\*
- ☐ City of \_\_\_\_\_ \*
- ☐ County of \_\_\_\_\_ \*
- ☐ Tulare Lake Basin Water Storage Dist\*
- ☐ \_\_\_\_\_ Advisory Council\*
- ☐ \_\_\_\_\_ Fire District\*
- ☐ \_\_\_\_\_ Mosquito Abatement\*
- ☐ Kaweah Delta Water Cons. District\*
- ☐ SJV Air Pollution Control Dist
- ☐ \_\_\_\_\_ \*

**FEDERAL AGENCIES**

- ☐ Army Corps of Engineers
- ☐ Fish & Wildlife
- ☐ Bureau of Land Management
- ☐ Natural Resources Conservation Dist.
- ☐ Forest Service
- ☐ National Park Service
- ☐ \_\_\_\_\_

**STATE AGENCIES**

- ☐ Dept. of Fish & Wildlife Dist 4
- ☐ \_\_\_\_\_, DFG Area
- ☐ Biologist
- ☐ Alcoholic Beverage Control
- ☐ Housing & Community Development
- ☐ Reclamation Board
- ☐ Regional Water Quality Control Board - Dist. 5
- ☐ Caltrans Dist. 6\*
- ☐ Dept. of Water Resources\*
- ☐ Water Resources Control Board\*
- ☐ Public Utilities Commission
- ☐ Dept. of Conservation
- ☐ State Clearinghouse (15 copies)
- ☐ Office of Historic Preservation
- ☐ Dept. of Food & Agriculture
- ☐ State Department of Health
- ☐ State Lands Commission
- ☐ State Treasury Dept. - Office of Permits Assist.
- ☐ \_\_\_\_\_

**OTHER AGENCIES**

- ☐ U.C. Cooperative Extension
- ☐ Audubon Society - Condor Research
- ☐ Native American Heritage Commission
- ☐ District Archaeologist (Bakersfield)
- ☐ TCAG (Tulare Co. Assoc. of Govts)
- ☐ LAFCo (Local Agency Formation Comm.)
- ☐ Pacific Bell (2 copies)
- ☐ GTE (General Telephone) (2 copies)
- ☐ P.G. & E. (2 copies)
- ☐ Edison International (2 copies)
- ☐ The Gas Company (2 copies)
- ☐ Tulare County Farm Bureau
- ☐ Archaeological Conservancy (Sacramento)



**OFFICE OF THE COUNTY OF TULARE  
ASSESSOR/CLERK-RECORDER**

221 S. Mooney Blvd. • Room 102 E • Visalia, CA 93291

**Tara K. Freitas, CPA**

Assessor/Clerk-Recorder

Russell,

This Email is being sent to you in response to your email dated 2/26/2025, requesting the Assessor/Clerk/Recorder to make any pertinent comments in the above PPM 24-050.

Assessor's comments:

**1) Affected APNs:** 232-100-012, 232-100-013, 232-100-014

**2) Applicants' Map:**

- ☐ Not received - Unable to Comment
- ☒ Received - No comments
- ☐ Received - See the following comments:

**3) New Legal Descriptions:**

- ☐ Not received - Unable to Comment
- ☒ Received - No comments
- ☐ Received - See the following comments:

**4) Application Questionnaire:**

- ☐ Not received - Unable to Comment
- ☒ Received - No comments
- ☐ Received - See the following comments:

**5) Ag Preserve / Contract:**

According to the County's recorded land records, the original parcel affected by this project is subject to an agricultural preserve zone and open space ("Williamson") land conservation contract. That being the case, we hope and presume that the Planning Director will give due consideration to Government Code Sections 51222 and 51257 of the Subdivision Map Act, which requires certain minimum lot sizes and permits and suggests that the necessary documents be drafted, approved, and recorded amending any agricultural preserve and land conservation contracts to coincide with the newly adjusted legal lot lines; requiring appropriate Cancellations or Full or Partial Non-renewals be required as a condition of approval.



**OFFICE OF THE COUNTY OF TULARE  
ASSESSOR/CLERK-RECORDER**

221 S. Mooney Blvd. • Room 102 E • Visalia, CA 93291

**Tara K. Freitas, CPA**

Assessor/Clerk-Recorder

**6) Other: None**

Lastly, thank you for asking and giving us the opportunity to comment on the proposed project, which, if and when approved and recorded, will cause us to update our maps and records to reflect such approval. In replying to your request for comments on this matter, it is our intent to merely provide factual, objective information to you. Therefore, our comments, or no comments, are not intended to be, nor should they be interpreted or misconstrued as being an opinion as to whether or not the proposed project warrants approval since the authority to make such decisions rests with those county officials charged with those responsibilities.

Best Regards,

Carlos Garcia



TULARE COUNTY  
HEALTH & HUMAN SERVICES AGENCY

Donna Ortiz  
Agency Director

Karen M. Elliott, MBA • Director • Public Health Branch  
Nilsa Gonzalez, REHS • Public Health Branch Deputy Director • Environmental Health Director

March 6, 2025

RUSSELL KASHIWA  
RESOURCE MANAGEMENT AGENCY  
5961 SOUTH MOONEY BLVD  
VISALIA, CA 93277

**Re: PARCEL MAP, PPM 24-050 & ZONE VARIANCE, PZV 25-011**

This office has reviewed the above-referenced matter. Based upon our review, we have the following comment for this project:

1. The Applicant shall ensure that any and all existing septic system components (septic tanks, leachlines, etc.) will remain on the same parcel as the structure(s) being served. Septic systems are not allowed to cross existing, or proposed, property lines.

Regards,

A handwritten signature in blue ink, which appears to read "Kevin Bangsund".

Kevin Bangsund, REHS  
Environmental Health Specialist III  
Environmental Health Services Division



# TULARE COUNTY FIRE DEPARTMENT

835 S Akers St, Visalia, CA 93277 - Phone (559) 802-9800 - Fax (559) 747-8242

**Charlie Norman**  
FIRE CHIEF

March 7, 2025

Attn: Russell T Kashiwa

Tulare County Fire Department has conducted a plan review on plans # PPM 24-050, the following is a list of requirements for: Land division into two (2) parcels in the AE-40 zone (REF: PZV 25-011)..

## GENERAL FIRE REQUIREMENTS

- No comment on the zoning issue. Building requirements are as follows.
- Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street on existing and future structures.
- All-weather (2" after compact- crushed rock, road base, or DG) 20 feet Fire Dept. access road, with a maintained 13 feet 6 inches vertical clearance.
- Any new or existing structures must adhere to the minimum separation of buildings as the Ca. Building code 705.2.3 & 705.5.
- Any new commercial or residential construction permits in the future. Tulare County Fire Department will impose the current adopted Title 24 Code requirements at time of building permit.
- Any new commercial or residential construction permits in the future will have to meet 2022 or newer California Fire Code Appendix B and C requirements for fire water flow requirements or NFPA 1142 for urban water supply.

\*Note, this checklist does not exclude builder /owner from all required applicable codes. If something was missed in the plan check process, the owner /builder will be expected to comply with the applicable code, regulation, or ordinance.

Respectfully submitted.

Mark Phillips  
Fire Inspector – Plans Examiner  
Tulare County Fire Department  
(559)624-7074

# RESOURCE MANAGEMENT AGENCY



## INTEROFFICE MEMORANDUM

---

March 3, 2025

**TO:** Russell Kashiwa, Project Planner  
**FROM:** Vanesa Sandoval, Engineer II  
**SUBJECT:** Case No. PPM 24-050 and PZV 25-011 (MD)\_\_\_\_\_

**OWNER:** Evelyn DeBoer Locke, F & J DeBoer Family Properties, LP  
**APN:** 232-100-012, -013 and -014

The subject Case No. PPM 24-050 and PZV 25-011 (MD) has been reviewed. The following comments and recommendations are submitted for consideration in processing this matter.

The subject site is not located within any Urban Development Boundary.

The subject site is not located within the boundaries of any Specific Plan.

The division is of three parcels totaling 151.68 acres into four parcels of 2.4 acres, 34.42 acres, 37.84 acres, and 81.85 acres.

### **Flood Information:**

The following flood zone information is based on our interpretation of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map for Community Number 065066 dated June 16, 2009, Panel No. 1605. The subject site is located within Zone X.

Construction within Zone X requires no specific flood mitigation measures.

### **Right-of-way Information:**

The proposed parcels lie on the south side of Avenue 168 and the east side of Road 152. The existing right of way on Avenue 168 is 60 feet (30 feet on the north side and 30 feet on the south side) and on Road 152 is 80 feet (25 feet on the west side and 55 feet on the east side). Ultimate right of way on Avenue 168 is 60 feet, and on Road 152 is 80 feet.

No additional right-of-way dedications are required pursuant to Ordinance Code section 7-01-2215 for any parcel to be created which will have an area of ten acres or more.

**Road Information:**

According to the county's maintained mileage maps, Avenue 168 and Road 152 are not county maintained roads.

Based on the 2024 Pavement Management System database, the existing pavement width on Avenue 168 is 30 feet, and on Road 152 is 31 feet. The pavement type on Avenue 168 and Road 152 is asphalt concrete.

We have no recommended conditions for the subject case.





# Aerial Photograph for PPM 24-050



Owner: F&J Family Properties, LP  
Address: 17324 Road 136  
City, State, ZIP: Tulare, CA 93274  
Applicant: Evelyn DeBoer Locke  
Agent: Neil Zerlang  
Supervisory District: 1  
Assessors Parcel: 232-100-012, 013, and 014

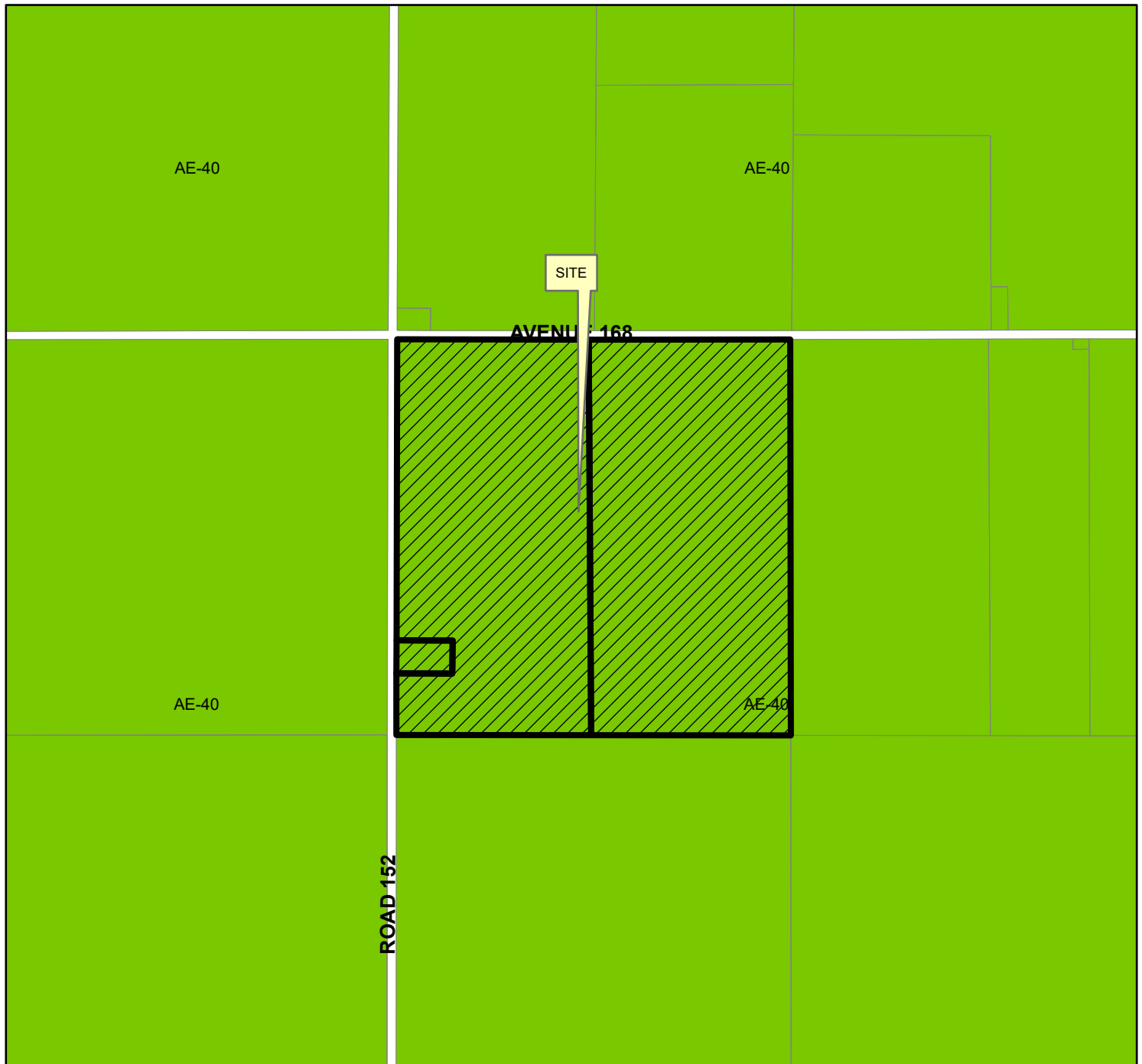
0 380 760 1,140 1,520 Feet

 Site





# Existing Zoning Map for PPM 24-050



Owner: F&J Family Properties, LP  
Address: 17324 Road 136  
City, State, ZIP: Tulare, CA 93274  
Applicant: Evelyn DeBoer Locke  
Agent: Neil Zerlang  
Supervisory District: 1  
Assessors Parcel: 232-100-012, 013, and 014

0 500 1,000 1,500 2,000 Feet

Parcels Site

## ZONE

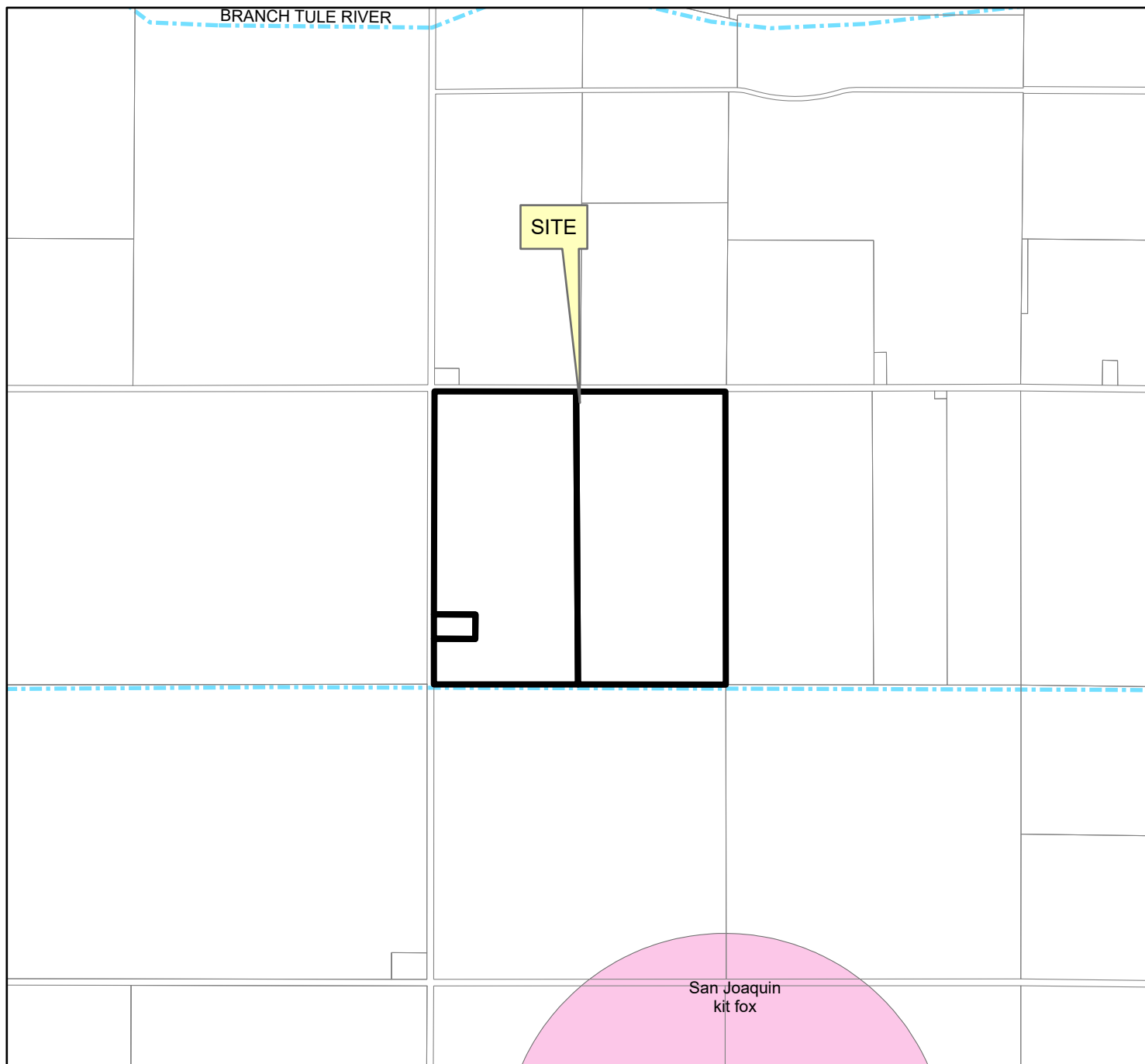
AE-40







# Species of Concern for PPM 24-050



CNDDDB (data file last updated on 3/4/2025)

0 0.1 0.2 0.3 0.4 0.5 Miles

## Legend

- Parcels
- Site

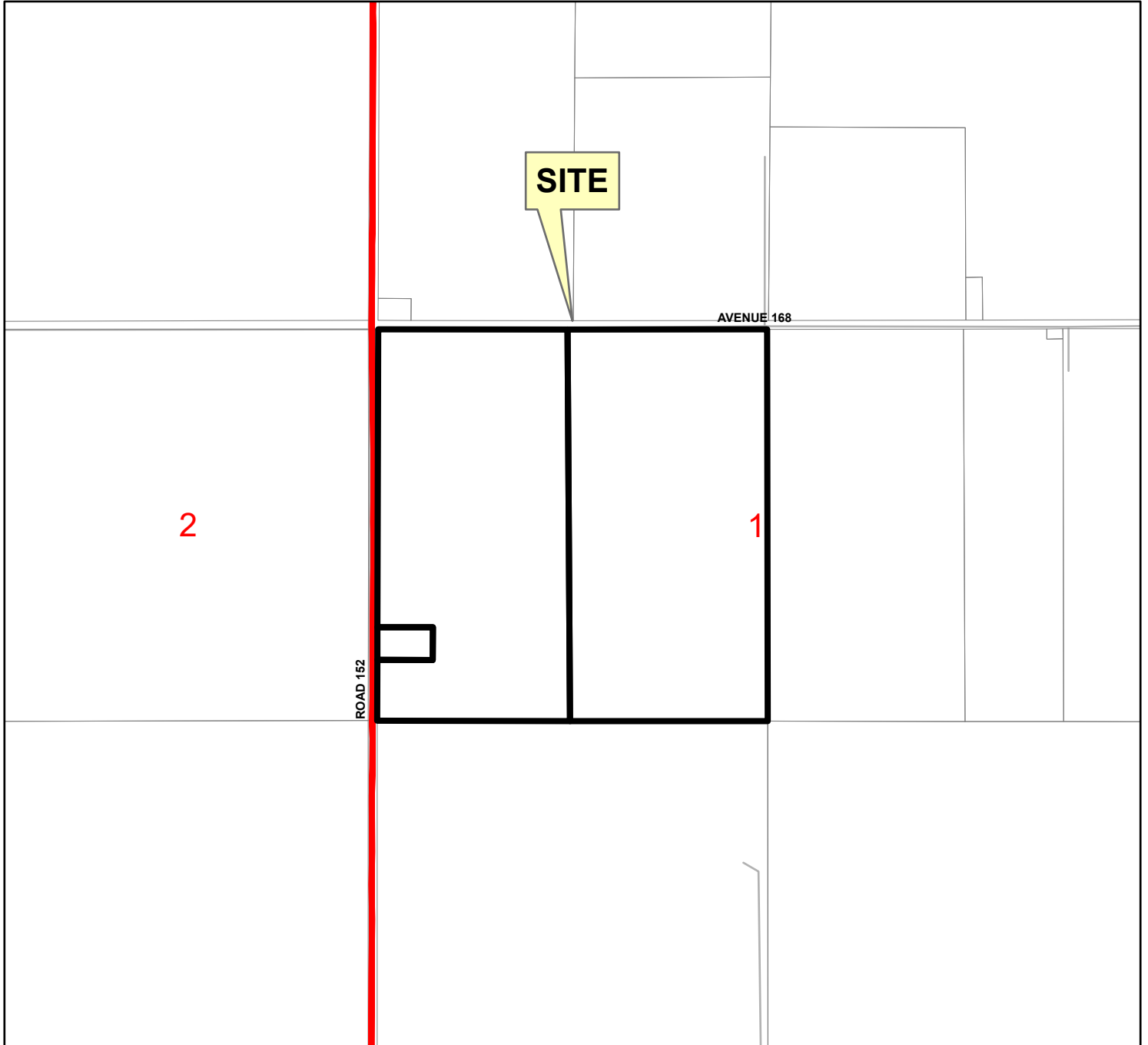
## Species of Concern (CNDDDB)

- San Joaquin kit fox
- Site





# Vicinity Map for PPM 24-050



Supervisory District: 1

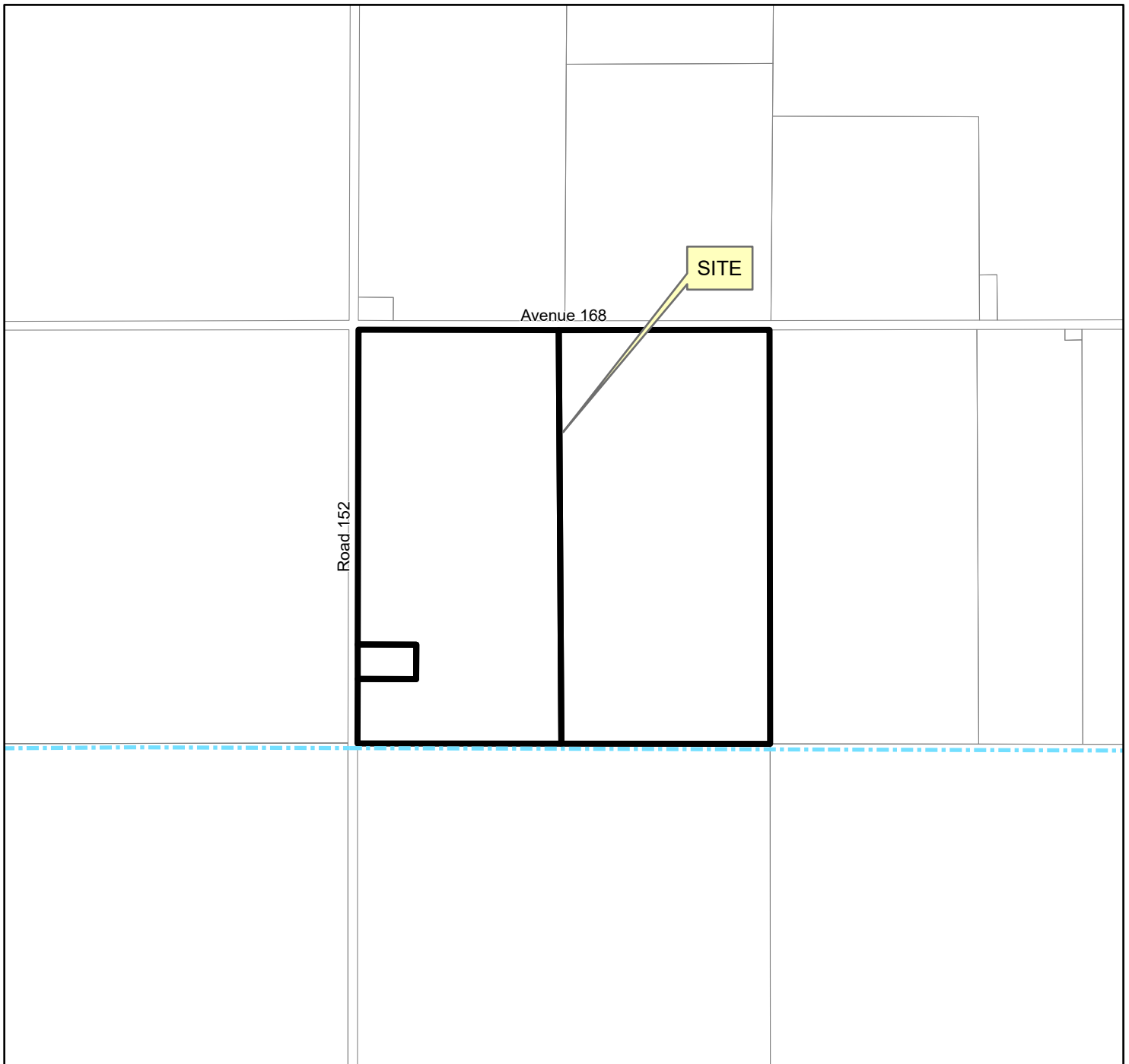
0 0.05 0.1 0.2 0.3 Miles

-  Supervisory Districts
-  Parcels
-  Site





# Waterways Map for PPM 24-050



-  Waterways
-  Parcels
-  Site

0 2,000 Feet



**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](mailto:gmills@tularecounty.ca.gov) and [jwillis@tularecounty.ca.gov](mailto:jwillis@tularecounty.ca.gov)*

DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

**Applicant(s):** Evelyn DeBoer Locke  
17324 Road 136  
Tulare, CA 93274 (559) 553-3652

**Project Title:** Tentative Parcel Map No., PPM 24-050 – DeBoer Locke

**Project Location - Specific:** 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs 232-100-012, 013, and 014)

**Project Location- Section, Township, Range:** Section 24, Township 21S, Range 25E

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Tentative Parcel Map No. PPM 24-036 to allow a lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the two (2) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone. 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: \_\_\_\_\_

Title: Chief Planner,  
Environmental Planning Division

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

Date: \_\_\_\_\_

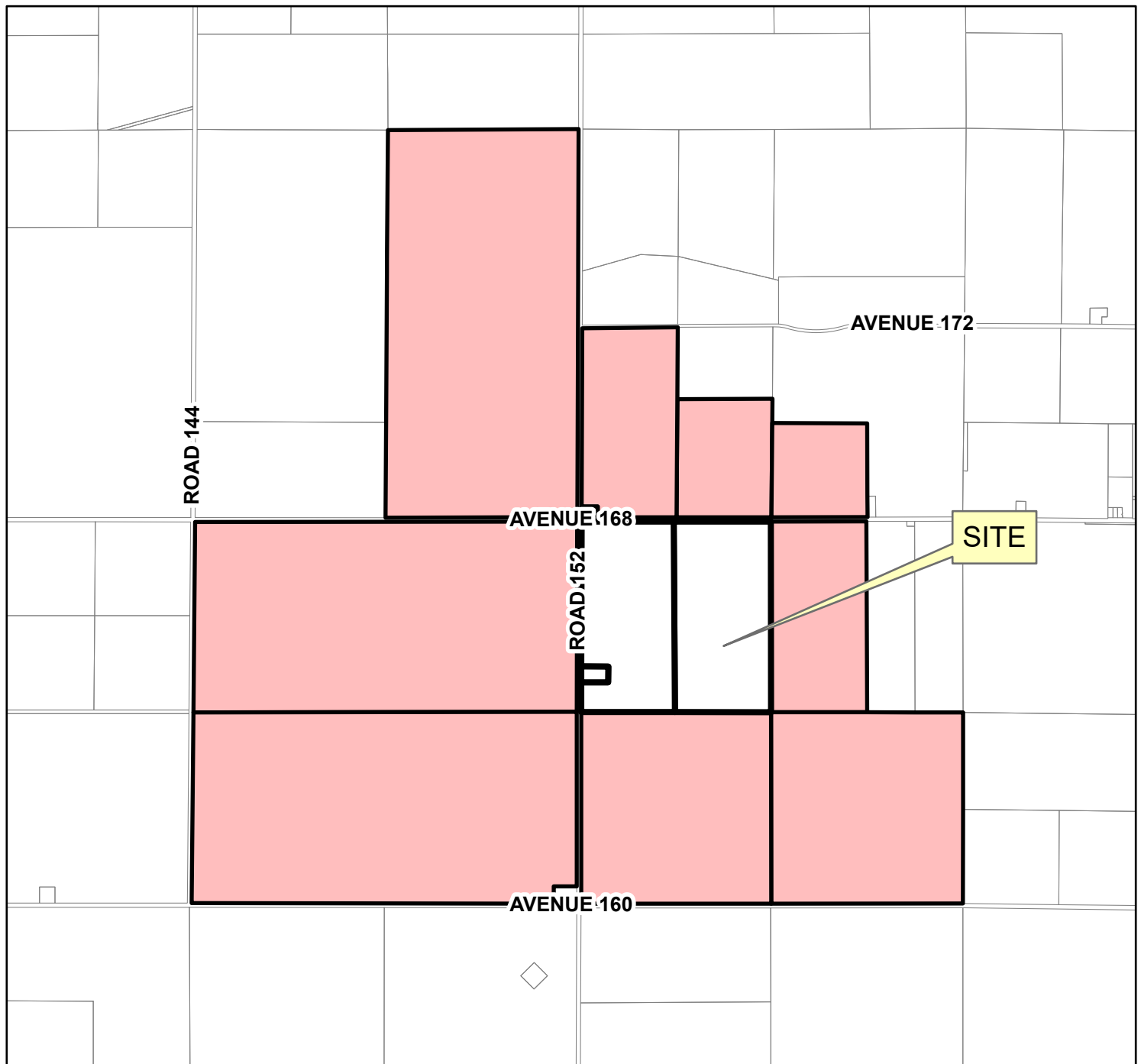
Title: Associate RMA Director, Designee

☒ Signed by Lead Agency

Date submitted to the LCI/SCH: \_\_\_\_\_




# Location and Property Ownership Map for Hearing Notification for PPM 24-050



Owner: F&J Family Properties, LP  
 Address: 17324 Road 136  
 City, State, ZIP: Tulare, CA 93274  
 Applicant: Evelyn DeBoer Locke  
 Agent: Neil Zerlang  
 Supervisorial District: 1  
 Assessors Parcel: 232-100-012, 013, and 014

0 1000 2000 3000 4000 Feet

-  Parcels
-  Site
-  300 foot rad



NOTICE OF PUBLIC HEARING AND AVAILABILITY  
OF ENVIRONMENTAL DOCUMENT

A **Categorical Exemption** for **Tentative Parcel Map No, PPM 24-050**, has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Resource Management Agency, Permit Center, 5961 South Mooney Blvd., Visalia, California 93277-9394 (559) 624-7000, (Monday – Thursday: 9:00 am to 4:30 pm and Friday: 9:00 am to 11:00 am). For further information regarding this project, please call **Russell Kashiwa** at **559-624-7110** or **E-mail** at **Rkashiwa@tularecounty.ca.gov**. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

**PROJECT:** Tentative Parcel Map No., PPM 24-050

**APPLICANT/AGENT:** Evelyn DeBoer Locke/Neil Zerlang

**LOCATION:** 16500 Road 152, on the southeast corner of Road 152 and Avenue 168, west of Woodville (APNs: 232-100-012, 013, and 014).

**PROJECT DESCRIPTION:** lot line adjustment to three (3) existing parcels (Existing Parcel 1 = 1.48-acres, Existing Parcel 2 = 75.2-acres, and Existing Parcel 3 = 80-acres) and division of one (1) of the two (2) existing parcels into two (2) parcels, resulting in four (4) parcels (Proposed Parcel 1 = 2.4-acres, Proposed Parcel 2 = 34.42-acres, Proposed Parcel 3 = 37.84-acres, and Proposed Parcel 4 = 81.85-acres), on property located in the AE-40 (Exclusive Agricultural – 40 Acre Minimum) Zone.

**ENVIRONMENTAL DOCUMENT:** Exemption, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, 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.

**REVIEW PERIOD:** 10 days until Monday, April 21, 2025, at 5:00 p.m.

**PUBLIC HEARING:** Planning Commission on Wednesday, April 23, 2025, at 9:00 a.m.

All meetings are currently held at the Board of Supervisors Chambers, 2800 West Burrel Avenue, Visalia, California 93291. PLANNING COMMISSION meetings start at 9:00 a.m. All interested parties are invited to attend and be heard. Meeting Agendas, Documents, Live Broadcasts and Archived Recordings are available at the following link:

<https://tularecounty.ca.gov/rma/planning-building/planning-commission/>

For environmental questions, please call Gary Mills, Chief Environmental Planner at 624-7000. If you challenge the decision on any of the foregoing matters 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 Tulare County Resource Management Agency, Economic Development and Planning Branch, within the review period described herein. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 624-7000 48-hours in advance of the meeting.



GARY MILLS, CHIEF ENVIRONMENTAL PLANNER  
REED SCHENKE, ENVIRONMENTAL ASSESSMENT OFFICER

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TO BE PUBLISHED ONCE ONLY ON: April 9, 2025

SEND BILL AND TEAR SHEET TO:

TUL. CO. RESOURCE MGMT., 5961 SOUTH MOONEY BLVD., VISALIA, CA 93277-9394

SEND TO: Sun Gazette