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NOTICE OF PUBLIC HEARING AND AVAILABILITY
OF ENVIRONMENTAL DOCUMENT

A **Categorical Exemption for Tentative Parcel Map PPM 23-053 and Zone Variance PZV 23-064** 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 23-053 and Zone Variance No., PZV 23-064

APPLICANT/AGENT: Vern Wilbaum

LOCATION: On the east side of Bellmont Road (Road 198) 1,000 feet north of Meadow Avenue, within the Exeter Urban Development Boundary (APNs: 138-010-064 and 138-010-092).

PROJECT DESCRIPTION: Categorical Exemption and Tentative Parcel Map No. PPM 23-053 to divide two (2) parcels (Existing Parcel 138-010-092 = 4.76-acres and Existing Parcel 138-010-064 = 5.55) into four (4) parcels (Proposed Parcel 1 = 1.78-acres, Proposed Parcel 2 = 2.38-acres, Proposed Parcel 3 = 2.61-acres, and Proposed Parcel 4 = 2.64-acres) with a required final map. PZV 23-064 would allow the creation of four (4) parcels less than the minimum acreage from a one conforming parcel and one parcel that was originally less than the minimum acreage.

ENVIRONMENTAL DOCUMENT: Categorical Exemption, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15301, Class 1, pertaining to Existing Facilities.

REVIEW PERIOD: 10 days until Monday, April 22, 2024, at 5:00 p.m.

PUBLIC HEARING: Planning Commission on Wednesday, April 24, 2024, at 9:00 a.m.

All meetings are currently held at the Board of Supervisors Chambers, 2800 West Burrell 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:

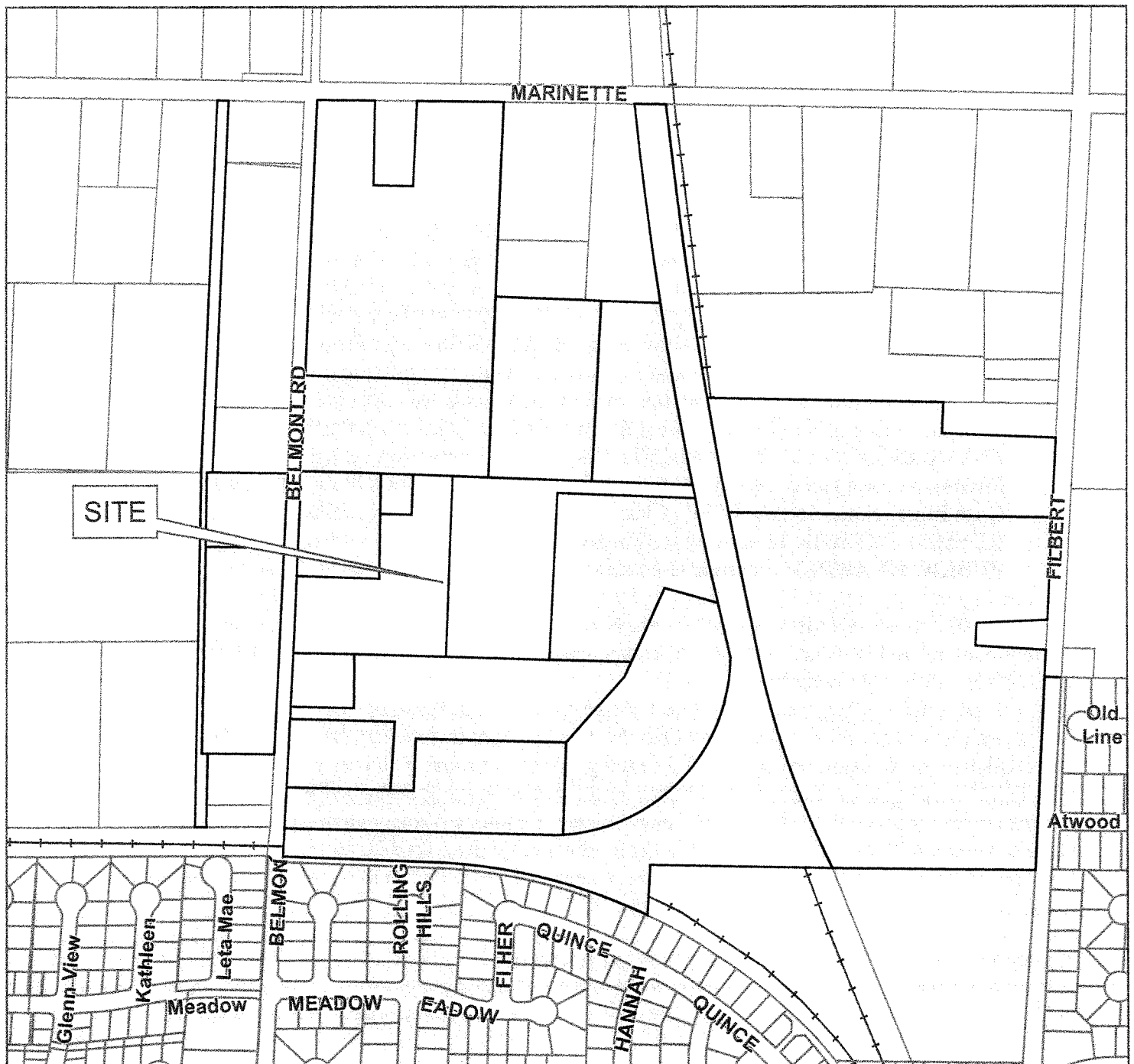
<https://tularecounty.ca.gov/rma/planning-building/planning-commission/>

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






Location and Property Ownership Map for Hearing Notification for PPM 23-053 and PZV 23-064



Owner: Vern D. Welbaum
Address: 620 S. Burke St.
City, State, ZIP: Visalia, CA 93292
Applicant: Same
Agent: N/A
Supervisory District: 1
Assessors Parcel: 138-010-064 and 092

0 260 520 780 1040
Feet

-  Site
-  300 foot radius
-  Parcels

