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APR 10 2024

NOTICE OF PUBLIC HEARING AND AVAILABILITY  
OF ENVIRONMENTAL DOCUMENT

A **Categorical Exemption for Zone Change, PZC 23-011 and Tentative Subdivision Map No., TSM 23-009**, 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:** Zone Change No., PZC 23-011 and Tentative Subdivision Map No., TSM 23-009

**APPLICANT/AGENT:** Martin Rojas/Base Consulting

**LOCATION:** On the north side of Monson Drive and approximately 450 feet southwest of Simpson Road within the Monson Hamlet Development Boundary (APN: 033-050-002).

**PROJECT DESCRIPTION:** Categorical Exemption and Zone Change No. PZC 23-011, to request a Zone Change from the AE-10 (Exclusive Agricultural Zone – 10 Acre Minimum) Zone to R-A-43 (Rural Residential with a 43,000 Square Foot Minimum) Zone. Tentative Subdivision Map No., TSM 23-009 is to divide the 15.65 parcel into ten (10) parcels (Parcels 1-8 will be approximately 1.01-acres in size, parcel 9 will be 1.58-acres, and parcel 10 will be 7.84-acres).

**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 15303, Class 3, pertaining to new construction.

**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 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.

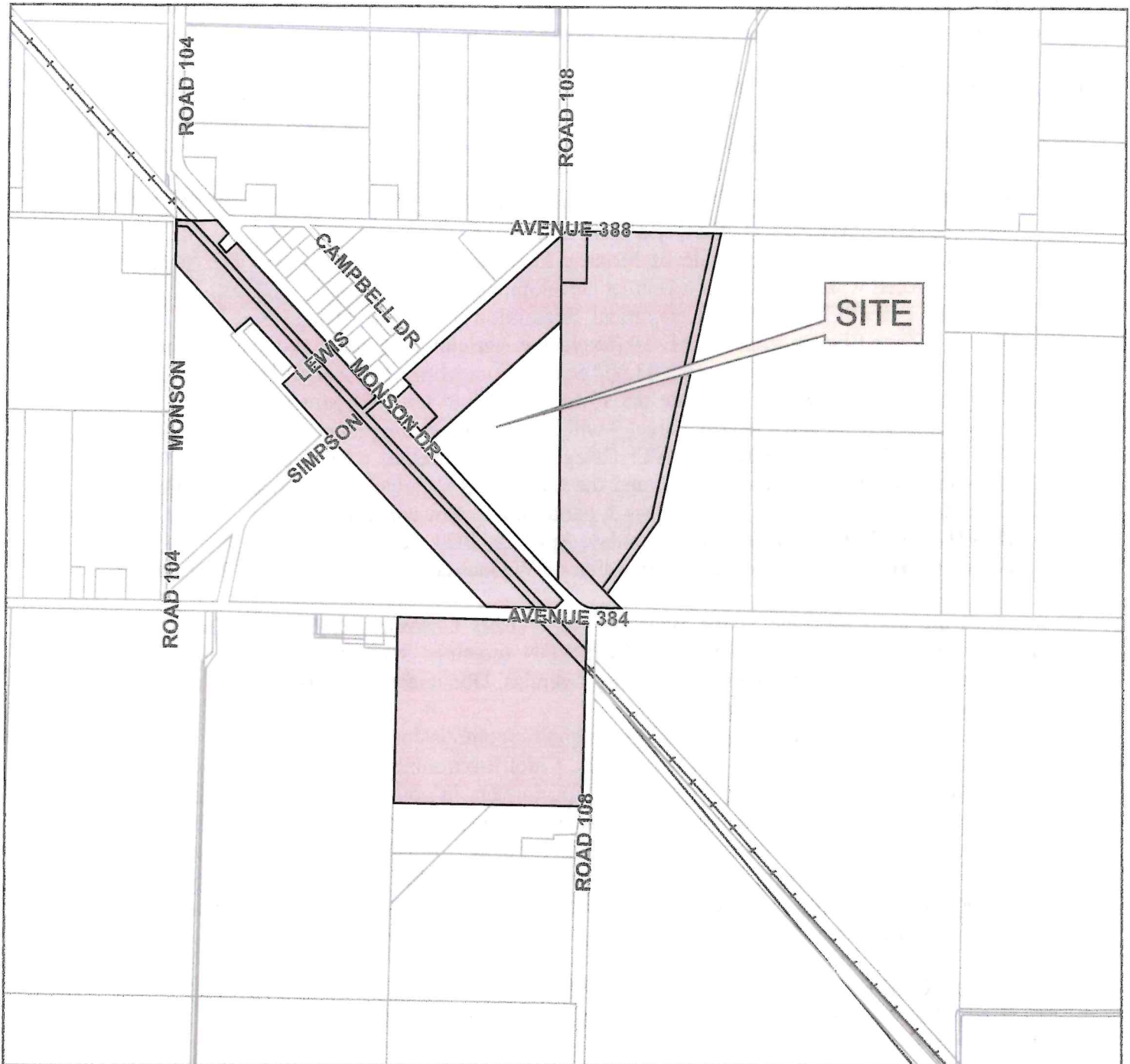
GARY MILLS, CHIEF ENVIRONMENTAL PLANNER

REED SCHENKE, ENVIRONMENTAL ASSESSMENT OFFICER

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# Location and Property Ownership Map for Hearing Notification for PZC 23-011 and TSM 23-009



Owner: *ROJAS MARTIN*

Address: *PO BOX 687*

City, State, ZIP: *CUTLER CA 93615-0687*

Applicant:

Assessors Parcel #: *033-050-002*

Supervisor District: *4*

0 265530 1,060 1,590 2,120 Feet

- County Boundary For Public
- Parcels
- Site
- 300 feet parcels
- SITE APN 033-050-002

