

**NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
8347 Avenue 280 (GPA 25-005 & PZC 25-004)**

NOTICE IS HEREBY GIVEN that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the 8347 Avenue 280 (GPA 25-005 & PZC 25-004) Project. The MND has been approved for public review by the Tulare County Environmental Assessment Officer. Copies are available for review and comment at the Tulare County Resource Management Agency, Permit Center, 5961 South Mooney Blvd., Visalia, California 93277-9394, (559) 624-7000, (Monday – Friday, 9:00 a.m. to 4:30 p.m.). 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.

NOTICE IS HEREBY GIVEN that the Tulare County Planning Commission will hold a public hearing on Wednesday, April 23, 2025, at 9:00 a.m., or as soon thereafter as the matter can be heard, in the Chambers of the Board of Supervisors, Administration Building, County Civic Center, 2800 West Burrel, Visalia, California. The hearing will pertain to recommendations to the Board of Supervisors by the Planning Commission.

PROJECT: 8347 Avenue 280 (GPA 25-005 and PZC 25-004)

APPLICANT/AGENT: Eleazar Figueroa, 20130 Jefferson St., Perris, CA 92570

LOCATION: The site is located in the Goshen USGS 7.5 Minute Quadrangle in Tulare County, directly west of the City of Visalia city limits, generally abutting Highway 99 to the east and Avenue 280 to the north. It lies within Section 8, Township 19 South, Range 24 East, Mount Diablo Base & Meridian, entirely within APN 119-010-008.

PROJECT DESCRIPTION: The Project includes an existing, non-conforming concrete batch facility, beekeeping operations, and three mobile trailer homes located at 8347 Avenue 280 on a 13.25-acre site. The Project site is currently designated in the Rural Valley Lands Plan as Valley Agriculture, is zoned AE-40 (Exclusive Agriculture – 40 Acre Minimum), and is located within the Visalia Urban Area Boundary (UAB). Current operations are not permitted within the existing land use designation or in the AE-40 zone. Therefore, the Project will require a general plan amendment to change land use designation from Valley Agriculture to Mixed-Use and a zone change from AE-40 to C-2 (General Commercial) whereby existing businesses will be allowed to continue operation in conformance with the General Plan and Zoning Code. Proposed improvements to the Project site will include a second access point on the west edge of the property to comply with Fire Department conditions. In addition, the applicant will need to enter into a code compliance agreement for the existing code violation and has submitted an application for a General Plan Amendment (GPA 25-005) and Zone Change (PZC 25-004).

ENVIRONMENTAL DOCUMENT: The MND can be viewed at the Resource Management Agency office located at the address above; at the Visalia Main Branch Library at 200 W. Oak Ave., Visalia, CA 93291, (559) 713-2700; or on the County website at <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/8347-avenue-280-gpa-25-005-pzc-25-004/>.

MND REVIEW PERIOD: March 19, 2025 – April 18, 2025, at 5:00 p.m.

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

CONTACT FOR MORE INFORMATION: Gary Mills, Chief Planner, Environmental Planning Division at (559) 624-7199 or gmills@tularecounty.ca.gov (para Español llame Brenda Alcantar (559) 624-7000).

The MND has a review period of **30 days**, starting on **Wednesday, March 19, 2025**, and ending on **Friday, April 18, 2025**, which has been approved by the State of California, Office of Land Use and Climate Innovation. Any written comments on the MND should be sent to the Tulare County Resource Management Agency at the address noted above, to the attention of: Gary Mills, Chief Planner.

After the close of the public comment review period on the MND established by this notice, this matter has been set for public hearing before the Tulare County Planning Commission on **Wednesday, April 23, 2025**, and will be published and/or mailed as provided by law. All meetings are 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 further information regarding this project, please contact Emily Gage, Planner III at (559) 624-7083 or egage@tularecounty.ca.gov.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing described in this notice, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period described herein, or to the Planning Commission during the public hearing.

GARY MILLS, CHIEF PLANNER, ENVIRONMENTAL PLANNING DIVISION
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER