

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
LEMON COVE COMMUNITY PLAN 2019**

**NOTICE IS HEREBY GIVEN** that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Lemon Cove Community Plan 2019 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 Resource Management Agency, Permit Center, 5961 South Mooney Blvd, Visalia, California 93277-9394. 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.

1. **PROJECT:** Lemon Cove Community Plan 2019 (GPA 17-007, PZC 17-007, PZC 19-016, PZC 19-017)
2. **APPLICANT/AGENT:** County of Tulare Resource Management Agency
3. **LOCATION:** Lemon Cove is located in the northern portion of Tulare County, approximately four (4) miles southeast of the City of Woodlake and eleven (11) miles northeast of the City Visalia. It is generally bounded by Avenue 319 in the south, Goodale Lane in the north, Road 236 in the west, and Road 248 in the east. Lemon Cove is located in Sections 02, 03, 10, and 11, Township 18 South, Range 27 East MDB&M, and can be found within the Woodlake and Rocky Hill Quads USGS 7.5 minute topographic quadrangles. The coordinates of Lemon Cove are Latitude 36°22'53" N and Longitude 119°01'33" W.
4. **PROJECT DESCRIPTION:** The objective in preparing of the Lemon Cove Community Plan is to develop a plan which can accurately reflect the needs and priorities of the unincorporated community of Lemon Cove. In addition, the County has prepared an Initial Study/Mitigated Negative Declaration (MND) to address the potential environmental effects of the proposed plan, assist in fostering future economic development opportunities and grants. As development proposals come forward, environmental assessments can tier off the General Plan's Environmental Impact Report (EIR) and the Community Plan MND. It has been recognized that Lemon Cove, an unincorporated community, has localized land use needs and issues that should be addressed in a more specific manner particular to its community, geographic features, location of major roadways, such as SR 198, population characteristics, availability of water, and other issues unique to the community's area. Therefore, the Lemon Cove Community Plan 2019 has been prepared with an emphasis on these considerations with particular focus on land use and circulation.
5. **ENVIRONMENTAL DOCUMENT:** The MND can be viewed at the Resource Management Agency office located at the address above; at the Woodlake Branch Library (located at 400 W. Whitney Ave, Woodlake, CA 93286); at the Visalia (Main Branch) Library (located at 200 W. Oak Ave., Visalia, CA 93291); or on the County web site at:  
<https://tularecounty.ca.gov/rma/index.cfm/planning-building/environmental-planning/mitigated-negative-declarations/lemon-cove-community-plan-2019/>

6. **REVIEW PERIOD:** Friday, November 8, 2019 – Monday, December 9, 2019, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner, (559) 624-7121 or [HGuerra@co.tulare.ca.us](mailto:HGuerra@co.tulare.ca.us) (para Español llame Jose Saenz (559) 624-7102).

The MND has a review period of **30 days**, starting on Friday, **November 8, 2019**, and ending Monday, **December 9, 2019**, which has been approved by the State of California, Office of Planning and Research. 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: Hector Guerra, Chief Environmental Planner.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the Tulare County Planning Commission. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

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, or in written correspondence delivered to the Tulare County Resource Management Agency within the review period, or to the Planning Commission during the public hearing.

REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER

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