

CITY OF VISALIA  
315 E. ACEQUIA AVENUE  
VISALIA, CA 93291

**NOTICE OF A PROPOSED  
INITIAL STUDY AND NEGATIVE DECLARATION**

**Project Title:** Annexation No. 2021-03, Tentative Parcel Map No. 2022-01 and Higgins Ranch Tentative Subdivision Map No. 5585  
April 1, 20

**Project Description:** **Annexation No. 2021-03** is a request by Quest Equity, LLC, to annex one parcel totaling 32.35-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. The **Higgins Ranch Tentative Subdivision Map No. 5585** is a request to subdivide the 32.35-acre parcel into a 174-lot single-family residential subdivision with additional landscape and lighting district lots. A Tentative Parcel Map (**TPM 2022-01**) has also been submitted in order to facilitate financing and split the phasing of the project into two phases. The project will include the construction of local streets within the subdivision, connection to Cherry Avenue to the north and Lovers Lane to the west. Frontage street improvements will also be required along both streets along with right of way dedications. These types of improvements include construction of curb, gutter, sidewalks, and the installation of park strip landscaping and streetlights throughout the subdivision. The subdivision is anticipated to provide vehicular connectivity to a future subdivision to the east of the subject site.

The development of the property, if approved, will create additional housing units in the southeast portion of the City at a density of 5.29 dwelling units to the gross acre which is consistent with the land use designation of Residential Low Density.

**Project Location:** The project site is located on the southeast corner of the S. Lovers Lane and Cherry Avenue intersection within the jurisdiction of the County of Tulare (APN: 127-030-018).

**Contact Person:** Rafael Garcia, Senior Planner, Phone: (559) 713-4031, Email: [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city)

**Time and Place of Public Hearing:** A public hearing will be held before the Planning Commission on May 9, 2022 at 7:00 p.m. in the Visalia City Council Chambers located at 707 West Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

**Reasons for Negative Declaration:** Initial Study No. 2021-49 has not identified any significant, adverse environmental impacts that may occur because of the project.

Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA. In the event that City Hall front counter services are closed to the public, copies of the initial study and other documents relating to the subject project may be requested by contacting project planner Rafael Garcia, Senior Planner, by phone at (559) 713-4031 or by email at [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city) or by visiting the following webpage: [https://www.visalia.city/depts/community\\_development/planning/ceqa\\_environmental\\_review.asp](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Comments on this proposed Negative Declaration will be accepted from April 14, 2022 to May 4, 2022.

Date: April 12, 2022

Signed: Brandon Smith  
Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia