

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the City of Visalia has prepared a Mitigated Negative Declaration for the Project identified below that is scheduled to be held at the Planning Commission of the City of Visalia meeting on Monday, July 25, 2022.

PLEASE BE ADVISED that the Planning Commission of the City of Visalia will consider a recommendation to adopt the Mitigated Negative Declaration at its meeting to be held on Monday, July 25, 2022. Presentations will be made at approximately 7:00 p.m. Action on items on the Commission's agenda will occur after the presentations. The meeting will be held at the Visalia Council Chambers, 707 W. Acequia Avenue, Visalia, California 93291.

Project Name

Shepherds Ranch

Project Location

The Project is located approximately ¼ mile south of the intersection of North Shirk Street and West Goshen Avenue, Visalia, California.

Project Description

The Project would develop a total of 241 single-family homes and a 3.05-acre linear park on a combined 50.3 acres. The Project has two components called Shepherds Ranch I and Shepherds Ranch II.

Shepherds Ranch I (APN 081-030-46) includes 10.31 acres of undeveloped land located inside the current Visalia city limits on the west side of Shirk Street in the western portion of the City. The site is surrounded by developed light industrial properties to the north, with rural residential homes land to the east and south. This component includes 41 homes.

The Shepherds Ranch II site is to the west of the Shepherds Ranch I site.

The following discretionary actions are required for the proposed Shepherds Ranch I development:

- General Plan Amendment (GPA) - Residential Very Low Density (VLDR) to Residential Low Density (LDR) and Parks / Recreation.
- Change of Zone – from R-1-20 to R-1-5 and QP.
- Tentative Subdivision Map.
- Right-of-way dedication and street improvements for North Shirk Street and Road 88.

Construction will be in a single phase and is anticipated start in October 2023 and take one year to build out all homes.

Shepherds Ranch II (APN 081-030-36) is 40 acres in size and is located outside the city limits but within the City of Visalia's sphere of influence on the east side of Road 88, located approximately ¼ mile south of the intersection of North Shirk Street and West Goshen Avenue, Visalia, California. Shepherds Ranch II is outside the City limits and within unincorporated Tulare County.

The proposed park strip will also be designated as Parks/recreation and zoned as Quasi-Public. Since the parks span both Project components, it will be included in the rezoning of Shepherds Ranch I and included in the pre-zone of Shepherds Ranch II.

The following discretionary actions are required for the proposed development:

- Annexation into the City of Visalia.
- General Plan Amendment – Residential Very Low Density to Residential Low Density and Parks / Recreation.
- Tentative Subdivision Map.
- Tentative Parcel Map.
- Right-of-way dedication and street improvements for North Shirk Street and Road 88.

Construction will be in three phases and is anticipated to start in May 2023 and take two years to build out all homes.

For the analysis throughout this document, the Project refers to both Shepherds Ranch I and Shepherds Ranch II unless the component is specifically called out as such.

The document and documents referenced in the Initial Study/Mitigated Negative Declaration are available for review at Visalia Planning & Zoning, 315 East Acequia Avenue, Visalia, California 93291 and at the website:

https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document will be 30 days (CEQA Section 15073[b]). The public review period begins on Thursday, June 30, 2022 and ends on Wednesday, July 20, 2022. For further information, please contact Brandon Smith, Project Manager, at (559) 713-4636 or brandon.smith@visalia.city.