

**TULARE COUNTY RESOURCE MANAGEMENT AGENCY  
NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
Visalia Ranch at St Johns  
(TSM 22-002, PZC 22-012, WAC 22-005, WAN 22-018)**

**NOTICE IS HEREBY GIVEN** that Tulare County intends to adopt a Mitigated Negative Declaration (MND) for the Visalia Ranch at St Johns (TSM 22-002, PZC 22-012, WAC 22-005, WAN 22-018) 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:** Visalia Ranch at St Johns (TSM 22-002, PZC 22-012, WAC 22-005, WAN 22-018)
2. **APPLICANT:** Malli Investment, LLC, 324 S. Santa Fe St., Visalia, CA 93292
3. **LOCATION:** The site is located at the southwest of the intersection of Road 132 and Karolina Drive (APNs 079-073-001, 079-071-014, and 079-072-005), adjacent to and north of the City of Visalia in Tulare County, California.
4. **PROJECT DESCRIPTION:** The proposed Project consists of subdividing approximately 67.60 acres into 35 single-family residential parcels ranging in size from 1.0 - 2.5 acres (see Figure 3) with associated access roads, lighting and landscaping. Specifically, the Project includes 24 1.0-acre parcels and 11 2.5-acre parcels. The proposed Project site covers three land parcels: APN 079-073-001, zoned as R-A-100, and APNs 079-071-014 and 079-072-005, zoned as AE-20. To accommodate the proposed Project a Williamson Act Partial Non-Renewal (WAN 22-018) was approved by the Tulare County Board of Supervisors (Board) on February 7, 2023, and a Williamson Act Cancellation (WAC 22-005) was approved by the Board on April 4, 2023. The proposed Project will also require Board approval of a Zone Change from R-A-100 and AE-20 to R-A-110 (PZC 22-012) and a Tentative Subdivision Map (TSM 22-002).
5. **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; the Tulare Public Library at 411 E. Kern Ave, Tulare, CA 93274, or on the County website at <https://tularecounty.ca.gov/rma/planning-building/environmental-planning/mitigated-negative-declarations/visalia-ranch-at-st-johns/>.
6. **REVIEW PERIOD:** April 19, 2023 – May 19, 2023, at 5:00 p.m.
7. **CONTACT FOR MORE INFORMATION:** Hector Guerra, Chief Environmental Planner at (559) 624-7121 or [HGuerra@tularecounty.ca.gov](mailto:HGuerra@tularecounty.ca.gov) (para Español llame Brenda Alcantar at (559) 624-7000).

The MND has a review period of **30 days**, starting on **Wednesday, April 19, 2023**, and ending on **Friday, May 19, 2023**, 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.

HECTOR GUERRA, CHIEF ENVIRONMENTAL PLANNER  
REED SCHENKE, P.E., ENVIRONMENTAL ASSESSMENT OFFICER