

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

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

Project Title: Shepherds Ranch II Subdivision: Annexation No. 2022-04, Shepherds Ranch II Tentative Subdivision Map No. 5589, and Tentative Parcel Map No. 2022-03

Project Description:

Annexation No. 2022-04: A request to annex one parcel totaling approximately 40.44 acres into the city limits of Visalia. Upon annexation, the area would be zoned R-1-5 (Single-family Residential 5,000 square foot minimum lot area) and QP (Quasi-Public) zone designations, consistent with the General Plan Land Use Designation of Residential Low Density and Parks/Recreation.

Shepherds Ranch II Tentative Subdivision Map No. 5589: A request to subdivide a 40.44-acre parcel into 200 lots for single-family residential use and additional lots for landscaping, park, and trail purposes, to be located within the R-1-5 (Single-family Residential 5,000 square foot minimum lot area) and QP (Quasi-Public) zone designations. The Project would result in onsite infrastructure improvements including but not limited to new utilities, new public residential streets, and improvements to the frontage of Road 88.

Tentative Parcel Map No. 2022-03: A request to subdivide 40.44 acres into three parcels for phasing and financing purposes to be located within the R-1-5 (Single-family Residential 5,000 square foot minimum lot area) and QP (Quasi-Public) zone designations.

Project Applicant: D.R. Horton

Project Location: The project site is located on the east side of Road 88, approximately ¼ mile south of West Goshen Avenue. (APN: 081-030-080).

Contact Person: Brandon Smith, Principal Planner. Phone: (559) 713-4636. Email: brandon.smith@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Visalia Planning Commission on June 26, 2023 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

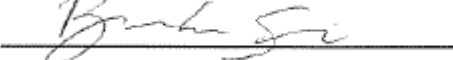
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project, with mitigation measures, will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2022-18 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. 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, and online at:

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

Comments on this proposed Mitigated Negative Declaration will be accepted from June 1, 2023 to June 20, 2023.

Date: 05/26/2023

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia