

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

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

Project Title: Pearl Woods Tentative Subdivision Map No. 5591

Project Description:

Annexation No. 2022-05: A request by D.R. Horton to annex one parcel totaling approximately 67.7 acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), QP (Quasi-public zone) and OS (Open Space) which is consistent with the General Plan.

Tentative Subdivision Map No. 5591: A request by D.R. Horton to subdivide a 67.70-acre parcel into 273 single family lots for residential use consistent with the R-1-5 zoning district and create an 8.96 acre park and regional basin.

Project Location: The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038).

Contact Person: Josh Dan, Associate Planner    Phone: 559-713-4003    Email: josh.dan@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Monday, June 12, 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 will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2023-30 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 on the City website at [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 May 11, 2023, to June 9, 2023.

Date: May 10, 2023

Signed: 

Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia