

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

NOTICE OF A PROPOSED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Project Title: Pratt Family Ranch Specific Plan and Subdivision Map

Project Description:

Pratt Family Ranch Tentative Subdivision Map No. 5583: A request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks, landscape / lighting district lots, and private streets with gated access, to be located within the R-1-5 (Single-Family Residential), R-M-2 (Multi-Family Residential), and QP (Quasi-Public) zone districts upon annexation.

Specific Plan No. 2021-06: A request to establish a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space, to be developed across Urban Development Boundary Tiers II and III.

General Plan Amendment No. 2021-05: A request to amend the location and acreage of General Plan land use designations within 95.56 acres, resulting in the elimination of Very Low Density Residential designation and redistribution of Low Density Residential, Medium Density Residential, and Parks / Recreation designations.

Annexation No. 2021-04: A request to annex 95.56 acres, located within the City of Visalia Urban Development Boundary Tiers II and III, into the Visalia city limits.

Applicant: D.R. Horton CA3, Inc.

Location: The project site is located north of Riverway Drive on the west and east sides of Mooney Boulevard. (APN: 078-010-025, 028, 029; 078-110-022, 023)

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 August 14, 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. 2023-37 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/ceqa_environmental_review.asp.

Comments on this proposed Mitigated Negative Declaration will be accepted from July 20, 2023 to August 9, 2023.

Date: 07/18/2023

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia