

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

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

Project Title: Annexation No. 2024-01 and Elliott Tentative Subdivision Map No. 5597

Project Description:

Annexation No. 2024-01 is a request by Jonathan Frausto/San Joaquin Valley Homes to annex two parcels totaling approximately 59.13-acres into the City Limits of Visalia and to detach said parcels from Tulare County Service Area No. 1.

The Elliott Tentative Subdivision Map No. 5597 is a request by Jonathan Frausto/San Joaquin Valley Homes to subdivide two parcels totaling approximately 59.13-acres into 225 lots for single-family residential use and additional outlots for landscaping and a neighborhood park.

The development of the property, if approved, will create additional housing units in the southwest portion of the City at a density of 3.8 dwelling units to the gross acre within the Low Density Residential designation area, which is consistent with the Visalia General Plan.

Project Location: The project site is located west of South Roeben Street, approximately 650 feet south of West Tulare Avenue (APNs: 087-010-006 and 087-010-008).

Contact Person: Cristobal Carrillo, Associate Planner, Phone: (559) 713-4443, Email: cristobal.carrillo@visalia.city

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. 2024-05 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. In the event that City Hall front counter services are closed to the public, copies of the initial study and other documents relating to the subject project may be requested by contacting project planner Cristobal Carrillo, Associate Planner, by phone at (559) 713-4443 or by email at cristobal.carrillo@visalia.city or by visiting the following webpage:

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

Comments on this proposed Mitigated Negative Declaration will be accepted from June 27, 2024 to July 17, 2024.

Date June 27, 2024

Signed: _____

Brandon Smith, AICP Environmental Coordinator
City of Visalia