

Notice of Determination

Environmental Document No. 2024-05

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: City of Visalia – Lead Agency
315 E. Acequia Avenue
Visalia, CA 93291
Attn: Cristobal Carrillo
Phone: (559) 713-4443
Email: cristobal.carrillo@visalia.city

County Clerk
County of Tulare
County Civic Center, Rm 105
Visalia, CA 93291

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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

<u>2024061280</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4443</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

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

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.

Name and Address of Project Applicant: Margaret Kenyon Elliott, 16479 E FM 837, Frankston TX 75763; Phone: (559) 730-0110; Email: smacias@sjvhomes.com

This is to advise that the City Council Planning Commission has approved the above described project on September 16, 2024, and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A Statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This certifies that the final environmental document with comments, responses, and record of project approval is available to the General Public at the City of Visalia Planning Dept. located at 315 E. Acequia Ave., Visalia.



Brandon Smith, AICP
City of Visalia Environmental Coordinator

October 2, 2024

Date

Date received for filing at OPR:

Revised 2005
Governor's Office of Planning and Research