

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

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

Project Title: Annexation No. 2022-01 and Victory Oaks Tentative Subdivision Map No. 5586

Project Description: Annexation No. 2022-01 is a request by D.R. Horton, to annex one parcel totaling approximately 23.7 acres into the city limits of Visalia and to detach said parcel from Tulare County Service Area No. 1. The Victory Oaks Tentative Subdivision Map No. 5586 is a request to subdivide the 23.7-acre site into 117 single family residential lots and a 2.02 acre park. The project will include the construction of local streets within the subdivision and connection to West Ferguson Avenue to the south. Frontage street improvements will also be required along with right of way dedications along West Ferguson Avenue. These types of improvements include construction of curb, gutter, sidewalks, and the installation of park strip landscaping and streetlights throughout the subdivision. The subdivision is anticipated to provide vehicular connectivity to an existing subdivision to the north of the subject site.

The development of the property, if approved, will create additional housing units in the northwest portion of the City at a density of 5.09 dwelling units to the gross acre within the Low Density Residential designation area as well as provide a 2.02 acre park; all of which are consistent with the General Plan.

Project Location: The project site is located 800 feet west of the North Demaree Street and West Ferguson Avenue within a county island (APN: 077-190-007).

Contact Person: Rafael Garcia, Senior Planner, Phone: (559) 713-4031, Email: [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city)

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on September 26, 2022 at 7:00 p.m. in the Visalia City Council Chambers located at 707 West 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. 2022-04 has not identified any significant, adverse environmental impacts that may occur because of the project.

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 Rafael Garcia, Senior Planner, by phone at (559) 713-4031 or by email at [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city) or by visiting the following webpage: [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 September 1, 2022 to September 21, 2022.

Date: August 31, 2022

Signed: Brandon Smith  
Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia