

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

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

Project Title:

Barr & Wood Subdivision – Annexation No. 2022-03, Barr & Wood Tentative Subdivision Map No. 5588, Conditional Use Permit No. 2022-06, and Tentative Parcel Map No. 2022-02

Project Description:

Annexation No. 2022-03: A request by Woodside Homes to annex one parcel totaling approximately 69.35-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-20 (Single-Family Residential, minimum 20,000 square foot lot size), which is consistent with the General Plan Land Use Designation of Residential Very Low Density.

Barr & Wood Tentative Subdivision Map No. 5588: A request by Woodside Homes to subdivide a 69.35-acre parcel into 136 lots for single-family residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, to be located within the R-1-20 (Single-Family Residential, minimum 20,000 square foot lot size) zone.

Conditional Use Permit No. 2022-06: A request by Woodside Homes to allow a planned unit development on a 69.35-acre parcel consisting of 136 single-family residential lots, private streets, two gated entries, landscaping and lighting district lots, and a pocket park, to be located within the R-1-20 (Single-Family Residential, minimum 20,000 square foot lot size) zone.

Tentative Parcel Map No. 2022-02: A request by Woodside Homes to subdivide 69.35 acres into three parcels for phasing and financing purposes, to be located within the R-1-20 (Single-Family Residential, minimum 20,000 square foot lot size) zone.

The Project would result in onsite and offsite infrastructure improvements including but not limited to new and relocated utilities, new private and public residential streets, improvements of South Roeben Street and South Shirk Road, and the continuation and improvement of West Whitendale Avenue. The Project would require no demolition. The construction of the Project will be in three phases (Figure 3-5). Phase one will include 45 homes and the eastern site entrance, as well as a temporary emergency access road and storm drainage basin. The second phase will include 44 homes, the western site entrance, the stormwater drainage pond, and the central park. Phase three will include the remaining 47 homes.

Project Location: The project site is located at the northwest corner of South Roeben Street and West Whitendale Avenue (APN: 119-022-041).

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

Time and Place of Public Hearing: A public hearing will be held before the Visalia Planning Commission on June 26, 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. 2022-18 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 June 1, 2023 to June 20, 2023.

Date: 5/31/2023

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia