

**Notice of Determination**

**Environmental Document No. 2023-37**

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

NOV 13 2023

ASSESSOR / CLERK-RECORDER  
BY:

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

From: City of Visalia – Lead Agency  
315 E. Acequia Avenue  
Visalia, CA 93291  
Attn: Brandon Smith  
Phone: (559) 713-4636  
Email: [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

**Subject:**

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

**Project Title:** Pratt Family Ranch Tier III Tentative Subdivision Map #5605 / Tentative Parcel Map No. 2025-12

|                            |                                        |                               |
|----------------------------|----------------------------------------|-------------------------------|
| <u>2023070368</u>          | <u>City of Visalia/City of Visalia</u> | <u>(559) 713-4636</u>         |
| State Clearinghouse Number | Lead Agency/Approving Agency           | Area Code/Telephone/Extension |

**Project Location:** (include county) The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024), situated within the City of Visalia within Tulare County.

**Project Description:** Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605: A request to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots. Tentative Parcel Map No. 2025-12: A request to subdivide 46.13 acres into four parcels to coincide with the phasing of the tentative subdivision map associated with the site. The Tentative Maps subdivide the property in accordance with the Pratt Family Ranch Specific Plan and its associated Mitigated Negative Declaration, which was previously approved by the City of Visalia by action taken of the City Council on September 5, 2023.

**Name and Address of Project Applicant:** D.R. Horton, 419 W. Murray Avenue, Visalia, CA 93291; Phone: (559) 909-8173; Email: [aknarwal@drhorton.com](mailto:aknarwal@drhorton.com)

This is to advise that the ☐ City Council ☒ Planning Commission has approved the above described project on October 27, 2025, 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

November 6, 2025  
Date

Date received for filing at OPR:

FILED  
TULARE COUNTY

SEP 12 2023

**Notice of Determination**

To: ☐ Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044  
ASSESSOR/CLERK RECORDER  
BY: *R29*

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

**Environmental Document No. 2023-37**

From: City of Visalia – Lead Agency  
315 E. Acequia Avenue  
Visalia, CA 93291  
Attn: Brandon Smith  
Phone: (559) 713-4636  
Email: [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

**Subject:**

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

**Project Title:** Pratt Family Ranch - Tentative Subdivision Map / Specific Plan No. 2021-06 / General Plan Amendment No. 2021-05 / Annexation No. 2021-04

2023070368  
State Clearinghouse Number

City of Visalia/City of Visalia  
Lead Agency/Approving Agency

(559) 713-4636  
Area Code/Telephone/Extension

**Project Location:** (include county) West and east sides of Mooney Boulevard, north of Riverway Drive and the north and south sides of Pratt Road. (APN: 078-010-025, 028, 029; 078-110-022, 023), situated adjacent to the City of Visalia within Tulare County.

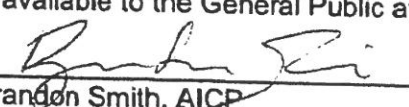
**Project Description:** Pratt Family Ranch establishes a new specific plan on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space. The Annexation will annex the property totaling 40 acres into the City limits of Visalia. The General Plan Amendment will amend the location and acreage of General Plan land use designations. The Tentative Subdivision Map will subdivide properties in accordance with the specific plan.

**Name and Address of Project Applicant:** D.R. Horton, 419 W. Murray Avenue, Visalia, CA 93291; Phone: (559) 636-9850; Email: [cedemetreops@drhorton.com](mailto:cedemetreops@drhorton.com)

This is to advise that the ☒ City Council ☐ Planning Commission has approved the above described project on September 5, 2023, 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

September 12, 2023  
Date

Date received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**  
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Scan Over

Save

RECEIPT NUMBER:

54 — 08/21/2023 — 241

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Visalia

LEAD AGENCY EMAIL

brandon.smith@visalia.city

DATE

08/21/2023

COUNTY/STATE AGENCY OF FILING

Tulare

DOCUMENT NUMBER

PFRN2021-06

PROJECT TITLE

Pratt Family Ranch- Tentative Subdivision Map/ Specific Plan No. 2021-06 GP Amendment No. 2021-05 Annexation

PROJECT APPLICANT NAME

D.R. Horton

PROJECT APPLICANT EMAIL

cedemetrops@drhorton.com

PHONE NUMBER

(559) 636-9850

PROJECT APPLICANT ADDRESS

419 W. Murray ave

CITY

Visalia

STATE

CA

ZIP CODE

93291

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,839.25

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

2,764.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

58.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

CK#1623239

TOTAL RECEIVED

\$

2,822.00

SIGNATURE

Laura Quezadas  
X Ramos

Digitally signed by Laura Quezadas  
Ramos  
Date: 2023.08.21 12:20:39 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

TULARE COUNTY CLERK, DEPUTY