

Notice of Determination

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

☒ 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: Jarred Olsen
Phone: (559) 713-4449
Email: jarred.olsen@visalia.gov

Subject:

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

Project Title: Clements Ranch Tentative Tract Map No. 5606

<u>2026050300</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4449</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

Project Location: The project is located at the northeast corner of Lovers Lane and Caldwell Avenue. (APN: 127-020-20 and 127-020-21), currently in unincorporated Tulare County.

Project Description: The project consists of the development of a master-planned residential community on approximately 78 acres that includes 292 single-family dwelling units and an entitled multi-family residential area planned for approximately 370 future units. No multi-family development is proposed at this time. The project includes associated public infrastructure and off-site improvements, including associated roadway, utility, drainage, pedestrian, open-space, landscaping, a municipal system water well, and public infrastructure improvements. The project also includes the realignment and undergrounding of the Tulare Irrigation District canal within the multi-family area, which supports approximately 370 multi-family residential units. Approved discretionary actions include Annexation No. 2025-02, General Plan Amendment No. 2025-04, rezoning to R-1-5, R-M-2, R-M-3, and QP, Tentative Tract Map No. 5606, Tentative Parcel Map No. 2025-13, and Conditional Use Permit No. 2025-24 for a Planned Unit Development. The General Plan Amendment also amends the Circulation Element to replace the planned K Avenue collector with the Sunnyside Avenue collector between Lovers Lane and Road 248.

Name and Address of Project Applicant: D.R. Horton, 400 E Main St, Ste 300, Visalia, CA 93291

This is to advise that the City Council has approved the above described project on July 20, 2026, and has made the following determinations regarding the above described project:

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

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


Jarred Olsen, AICP
Principal Planner

July 22, 2026
Date