

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

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: General Plan Amendment No. 2026-01, Change of Zone No. 2026-01 and Blankenship Phase 3 Tentative Subdivision Map No. 5610

Project Description: General Plan Amendment No. 2026-01 and Change of Zone No. 2026-01 is a request by San Joaquin Valley Homes to change the underlying land use designation of a 7.04-acre portion of an approximately 23.53 acre parcel from the existing Mixed Use Commercial (C-MU) zone and designation to Residential Low Density designation, zoned Single Family Residential (R-1). This land use designation and zoning would match the existing land use designation and zoning of the remainder of the 23.53-acre parcel. The project is supported by the accompanying request for Blankenship Phase 3 Tentative Subdivision Map No. 5610.

Blankenship Phase 3 Tentative Subdivision Map No. 5610 is a request by San Joaquin Valley Homes to subdivide a 7.04-acre portion of a 23.53-acre parcel into 36 lots for single-family residential use. This will be a continuation of the existing single-family subdivision which surrounds the proposed site. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street.

The proposed site area of 7.04 acres is part of a larger 23.53-acre parcel that was included in a previous approved Annexation No. 2024-05 and Blankenship Tentative Subdivision Map No. 5602. An Initial Study was completed for that project however, at the time, the 7.04-acre commercially zoned area was not included for development and was left as a remainder for the project. Now the applicant is seeking to rezone the commercially zoned area to residential to allow for the continued development of single-family homes expanding the surrounding subdivision to include this area.

Project Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APN: 123-400-009).

Contact Person: Colleen A. Moreno, Associate Planner

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Email: colleen.moreno@visalia.gov

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on November 9, 2026 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 will not result in any significant effect upon the environment because of the reasons listed below:

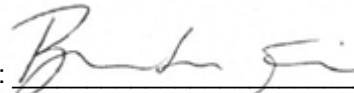
Reasons for Mitigated Negative Declaration: Initial Study No. 2026-25 has identified certain significant, adverse environmental impact(s) that may occur because of the project, though with mitigation these impact(s) will be reduced to a level that is less than significant. Copies of the initial study 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:

[California Environmental Quality Act \(CEQA\) Environmental Review | Visalia, CA](#)

Comments on this proposed Mitigated Negative Declaration will be accepted from October 16, 2026 to November 5, 2026.

Date: October 13, 2026

Signed: _____

A handwritten signature in dark ink, appearing to read 'Brandon Smith', is written over a horizontal line.

Brandon Smith, AICP
Environmental Coordinator
City of Visalia