

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

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

Project Title: Annexation No. 2022-02, Belissa Tentative Subdivision Map No. 5587 and Conditional Use Permit No. 2022-05.

Project Description: Annexation No. 2022-02 is a request by 4Creeks, Inc. to annex two parcels totaling approximately 59.40 acres into the city limits of Visalia and to detach said parcel from Tulare County Service Area No. 1. The Belissa Tentative Subdivision Map No. 5587 is a request to subdivide the 58.78-acre site into the following: 159 low density residential lots; 150 medium density residential lots; a high density residential lot that will be developed with a 168 unit apartment complex on a 7.15 acre site; and a 7.88 acre Neighborhood Commercial site which will be developed in the future. Conditional Use Permit No. 2022-05 is a request for a Planned Development which will include 160 low density residential lots and 150 Medium Residential lots, most of which will be less than 5,000 square feet as required by the R-1-5 zoning district. The R-M multifamily lots must be a minimum of 2 acres in area. The project will include the construction of local streets within the subdivision, connection to N. Demaree Street to the east and W. Riverway Avenue to the south. Frontage street improvements will also be required along both streets along with right of way dedications. 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 southeast 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 5.54 dwelling units to the gross acre within the Low Density Residential designation area, 10.08 dwelling units to the gross acre within the Medium Density Residential designation area; and 22.49 dwelling units to the gross acre within the High Density Residential designation area; all of which are consistent with the General Plan.

Project Location: The project site is located near the northwest corner of N. Demaree Street and W. Riverway Avenue within the jurisdiction of the County of Tulare (APN: 077-050-004 and 077-050-006).

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

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on August 22, 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 Negative Declaration: Initial Study No. 2022-39 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 or by visiting the following webpage: https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

Comments on this proposed Negative Declaration will be accepted from July 28, 2022 to August 17, 2022.

Date: July 27, 2022

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