

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

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

**Project Title: Visalia 35 Tentative Subdivision Map No. 5593**

**Project Description: Visalia 35 Tentative Subdivision Map No. 5593:** A request by Forebay Farms, LLC. to subdivide 35.06 acres into 96 lots for residential use, four Remainder lots for future development, and five lettered lots for parkway, walls, landscaping and a neighborhood park, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit), O-PA (Office Professional), and QP (Quasi Public) Zones. The project site is located on the east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue. (Address: not yet assigned) (APN: 101-050-041).

The development of the property, if approved, will create additional housing units in the southeast quadrant of Visalia. The tentative subdivision map will have 18.64 gross acres of Residential Low Density land area to facilitate the development of a 96-lot single family residential subdivision with a density of 5.15 dwelling units to the acre. The proposed project density is consistent with the 2 to 10 dwelling units per acre for the Residential Low Density land use designation as defined per Table 2-3 "*Density and Intensity Standards by Land Use Classification*" of the General Plan.

**Project Location:** The project site is located on the east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue, within the City of Visalia, situated in Tulare County (APN: 101-050-041).

**Contact Person:** Josh Dan, Associate Planner, Phone: (559) 713-4003, Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**Time and Place of Public Hearing:** A public hearing will be held before the Planning Commission on September 26, 2022, at 7:00 p.m. in the Visalia City Hall 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. 2022-34 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 and online at:

[https://www.visalia.city/depts/community\\_development/planning/ceqa\\_environmental\\_review.asp](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Comments on this proposed Negative Declaration will be accepted from September 1, 2022, to September 21, 2022.

Date: 8/25/2022

Signed: 

Brandon Smith, AICP  
Environmental Coordinator  
City of Visalia