

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

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

Project Title: River Run 2022 Tentative Subdivision Map No. 5592

Project Description: **River Run 2022 Tentative Subdivision Map No. 5592:** A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

The development of the property, if approved, will create additional housing units in the northeast quadrant of Visalia. The tentative subdivision map will be developed at a density of 4.38 dwelling units to the acre which 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 north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070).

Contact Person: Josh Dan, Associate Planner
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Phone: 559-713-4003

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 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 Negative Declaration: Initial Study No. 2022-36 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

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

Date: _____

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia