

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, Conditional Use Permit No. 2022-05, and Conditional Use Permit No. 2023-22.

Project Description:

Annexation No. 2022-02 is a request by 4Creeks, Inc. to annex two parcels totaling approximately 59.84 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 59.84-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.

Conditional Use Permit No. 2023-22 is a request by 4Creeks to establish a 168-unit multifamily residential development on a 5.74 acre property within the R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area) Zone.

The development of the property, if approved, will create additional housing units in the northwest portion of the City at a density of 5.7 dwelling units to the gross acre within the Low Density Residential designation area, 10 dwelling units to the gross acre within the Medium Density Residential designation area; and 22.1 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: Cristobal Carrillo, Associate Planner, Phone: (559) 713-4443, Email: cristobal.carrillo@visalia.city

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. 2022-39 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, 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. 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 Cristobal Carrillo, Associate Planner, by phone at (559) 713-4443 or by email at cristobal.carrillo@visalia.city or by visiting the following webpage: https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

Comments on this proposed Mitigated Negative Declaration will be accepted from August 10, 2023 to August 29, 2023.

At this time a public hearing date for the project described above has not been scheduled. A separate public notice will be distributed once a public hearing date has been set.

Date August 7, 2023

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia