

**Notice of Determination**

**Environmental Document No. SCH 2021050418**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

From: City of Visalia – Lead Agency  
315 E. Acequia Avenue  
Visalia, CA 93291  
Attn: Brandon Smith  
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County Clerk  
County of Tulare  
County Civic Center, Rm 105  
Visalia, CA 93291

**Subject:**

**Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:** Conditional Use Permit No. 2024-16 (associated with the Carleton Acres Specific Plan Project)

<u>2021050418</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4636</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

**Project Location:** (include county) Property is generally located north of West Riggan Avenue and east of North Shirk Road (APN 077-100-108), situated within the City limits of Visalia, in Tulare County.

**Project Description:** Conditional Use Permit No. 2024-16 is a request to establish a 159,212 square foot building (i.e. Costco Wholesale) for the sale of general retail merchandise, along with a car wash and a fuel dispensing service station, together with a master sign program, within the Commercial Mixed Use (C-MU) Zone. The project is located within the Carleton Acres Specific Plan, which was previously approved to facilitate developing approximately 507 acres of land into a mixed-use development. The Specific Plan included a commercial area consisting of 28.7 acres of Commercial Mixed Use at the intersection of Riggan Avenue and Shirk Road, with anticipated uses including a Costco Wholesale, gas station, and car wash.

**Name and Address of Project Applicant:** Kimley-Horn and Associates, 1201 3<sup>rd</sup> Avenue, Suite 2500, Seattle, WA, 98101, Phone: (206) 207-7950, Email: [justin.becker@kimley-horn.com](mailto:justin.becker@kimley-horn.com)

This is to advise that the  City Council  Planning Commission of the City of Visalia, as the lead agency, has approved the above described project on July 22, 2024, and has made the following determinations regarding the above described project:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ( were  were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ( was  was not) adopted for this project.
5. A Statement of Overriding Considerations ( was  was not) adopted for this project.
6. Findings ( were  were not) made pursuant to the provisions of CEQA.

This certifies that the final environmental document with comments, responses, and record of project approval is available to the General Public at the City of Visalia Planning Dept. located at 315 E. Acequia Ave., Visalia.



July 23, 2024  
Date

Brandon Smith, AICP  
City of Visalia Environmental Coordinator

Date received for filing at OPR: