

**Notice of Determination****Environmental Document No. 2021-11**

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

County Clerk  
 County of Tulare  
 County Civic Center, Rm 105  
 Visalia, CA 93291

**From:** City of Visalia – Lead Agency  
 315 E. Acequia Avenue  
 Visalia, CA 93291  
 Attn: Cristobal Carrillo  
 Phone: (559) 713-4443  
 Email: cristobal.carrillo@visalia.city

**Subject:**

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

**Project Title:** The Oaks Marketplace Shopping Center – Conditional Use Permit No. 2020-30, Tentative Parcel Map No. 2020-09, Variance No. 2021-03

<u>2021100130</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4359</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

**Project Location:** (include county) The project site is located on the southeast corner of W. Visalia Parkway and S. Mooney Boulevard (APN: 126-080-025, 056), within the City of Visalia situated in Tulare County.

**Project Description:**

Conditional Use Permit No. 2020-30: A request by TMT, LLC to allow a master-planned commercial development on a 38.5-acre parcel in the C-R (Regional Commercial) Zone, for the development of approximately 212,450 square feet of commercial shopping center space in four phases, consisting of a specialty grocery store, seven drive-thru restaurants, a gas station/convenience store with drive-thru facility, a carwash facility, two sit-down restaurants, and 25 retail pads.

Tentative Parcel Map No. 2020-09: A request by TMT, LLC to subdivide 38.5 acres into 22 lots for commercial and right of way use, in the C-R (Regional Commercial) Zone.

Variance No. 2021-03: A request by TMT, LLC to allow a variance to signage standards, allowing 240 sq. ft. of wall signage for a specialty grocery store in the C-R (Regional Commercial) zoning designation.

This project will include on and off-site improvements pertaining to the development of the commercial center, including but not limited to installation of access drives, parking lots, landscaping, utilities, curbs, gutters, sidewalks, signal lights, and acquisition of and development within public rights-of-way. Right-of-way development will include dedications to the City of Visalia and Caltrans for street widening and placement of raised medians within the existing minor arterial Visalia Parkway (City of Visalia) and Mooney Boulevard / State Route 63 (Caltrans)..

**Name and Address of Project Applicant:**

TMT, LLC,

Attn: Attn: Bernard TeVelde  
2911 Hanford Armona Road  
Hanford, CA 93230  
Phone: 559-250-3780  
E-mail: [matta@4-creeks.com](mailto:matta@4-creeks.com)

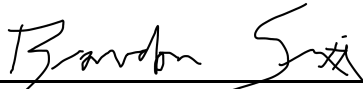
Attn: Lance Mouw  
20799 Road 132  
Tulare, CA 93274  
Phone: 559-686-0245  
E-mail: [matta@4-creeks.com](mailto:matta@4-creeks.com)

Attn: Jay TeVelde Jr.  
6656 Avenue 328  
Visalia, CA 93291  
Phone: 559-730-5850  
E-mail: [matta@4-creeks.com](mailto:matta@4-creeks.com)

This is to advise that the  City Council  Planning Commission has approved the above described project on November 8, 2021, 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.

  
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Brandon Smith, ATCP  
City of Visalia Environmental Coordinator

November 15, 2021  
\_\_\_\_\_  
Date

Date received for filing at OPR:

Revised 2005  
Governor's Office of Planning and Research