

Environmental Document No. 2021-50

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
(559) 713-4359

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

General Plan Amendment No. 2021-10, Change of Zone No. 2021-12, and Variance No. 2021-05.

PROJECT TITLE

914 S. Mooney Boulevard (APNs: 096-023-023, 031)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

General Plan Amendment No. 2021-10 – A request to change the land use designation of a 15,261 sq. ft. parcel from Low Density Residential to Commercial Mixed Use.

Change of Zone No. 2021-12 – A request to change the zoning designation of a 15,261 sq. ft. parcel from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial)

Variance No. 2021-05 - A request for encroachment of the southwest corner of the building into the 10-foot street side yard setback..

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Ming Lu Jin, 2311 N. 11th Avenue, Hanford CA 93230, (678) 687-4614, E-mail: N/A

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Eric McConnaughey, EBM Design Group, Inc., 4412 W. Ferguson Avenue, Visalia CA 93291, (559) 732-9236, eric@ebmdesigngroup.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332, In-fill Development Projects**
- Statutory Exemptions- State code number:

Project will remodel an existing building on a site under five acres in size. Proposed land use designation changes will be continue to be consistent and will be in compliance with existing General Plan policies and Zoning regulations.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

CONTACT PERSON

03/09/2022

DATE

(559) 713-4003






AREA CODE/PHONE

Paul Bernal



**General Plan Amendment
No. 2021-10,
Change of Zone
No. 2021-12
Variance
No. 2021-05.**



-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels

