

Notice of Determination

Environmental Document No. 2024-26

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: Cristobal Carrillo
Phone: (559) 713-4443
Email: cristobal.carrillo@visalia.city

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. 2024-17

<u>2024080917</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4443</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

Project Location: (include county) The project site is located on the southwest corner of South Mooney Boulevard and West Visalia Parkway within the jurisdiction of the County of Tulare (APN: 121-620-004, 005, 006, 007, 008, 013, 014).

Project Description:

Conditional Use Permit No. 2024-17 is request by Derek Finnegan / Lars Anderson & Associates to amend Conditional Use Permit No. 2019-31, for the establishment of a 172,000 square foot big box retail membership club store, with a service station containing 14 fueling stations, a 9,000 square foot canopy, and 200 square foot fueling station building, and a 7,500 square foot carwash, all within the Commons at Visalia Parkway Shopping Center, located in the C-R (Regional Commercial) Zone.

The development of the project will include on and off-site improvements such as relocation of an access drive, curb/gutter/sidewalk, development of parking lots and lighting, landscaping, additions to noise restricting block walls, underground storage tanks, and installation of utilities.

Name and Address of Project Applicant: Derek Finnegan, Lars Anderson & Associates, Inc., 4694 W. Jacquelyn Avenue, Fresno CA 93722; Phone: (559) 276-2790; Email: DFinnegan@larsandersen.com

This is to advise that the City Council Planning Commission has approved the above described project on December 3, 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.



December 4, 2024

Date

Brandon Smith, AICP
City of Visalia Environmental Coordinator

Date received for filing at OPR:

Revised 2005
Governor's Office of Planning and Research