

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Conditional Use Permit No. 2024-45 and Tentative Parcel Map No. 2024-10

Lead Agency: City of Visalia Contact Person: Josh Dan
 Mailing Address: 315 E. Acequia Avenue Phone: 559.713.4003
 City: City of Visalia Zip: 93291 County: Tulare

Project Location: County: Tulare City/Nearest Community: Visalia
 Cross Streets: E. Walnut Ave. and S. Lovers Lane. Zip Code: 93292

Longitude/Latitude (degrees, minutes and seconds): 36 ° 18 ' 46.74 " N / 119 ° 15 ' 41.88 " W Total Acres: 8.31

Assessor's Parcel No.: 100-370-025 Section: 33 Twp.: 18 Range: 25 Base: MDBM

Within 2 Miles: State Hwy #: Hwy 198 Waterways: Packwood Creek
 Airports: N/A Railways: Union Pacific Railroad Co. Schools: Mineral King, Annie R. Mitchell, and Pinkham Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 66,015 Acres 8.31 Employees N/A Transportation: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: Type _____ MGD _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Neighborhood Commercial (C-N) / Commercial Neighborhood

Project Description: (please use a separate page if necessary)

Conditional Use Permit No. 2024-45 is a request to approve a master conditional use permit to allow a neighborhood commercial center which includes two spaces for anchor businesses of approximately 18,500 square feet and 19,900 square feet, one of which is required to be a grocery store. The development includes a 4,765 square foot carwash, two restaurants with drive through and a coffee shop with drive-through measuring 8,950 square feet, and a 13,900 square foot retail space. The development, referred to as The Hub, has a total building area of 66,015 square feet and is located in the C-N (Neighborhood Commercial) Zone. The project also includes Tentative Parcel Map No. 2024-10 to subdivide approximately 8.35 acres into nine parcels with shared and cross access.

Project Location: The project site is located on the northwest corner of Walnut Avenue and Lovers Lane (APN: 100-370-025).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 20, 2025 Ending Date April 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Greg Nunley</u>
Address: <u>1878 N. Mooney Blvd.</u>	Address: <u>1878 N. Mooney Blvd.</u>
City/State/Zip: <u>Tulare, CA 93274</u>	City/State/Zip: <u>Tulare, CA 93274</u>
Contact: _____	Phone: <u>559-799-6993</u>
Phone: <u>559-799-6993</u>	

Signature of Lead Agency Representative: _____ Date: 03/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.