CITY OF VISALIA
315 E. ACEQUIA AVENUE
VISALIA, CA 93291

ENVIRONMENTAL DOCUMENT NO. 2020-12

NOTICE OF A PROPOSED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2020-07 and Tentative Parcel Map No. 2020-02

Project Description:

Conditional Use Permit No. 2020-07 is a request by Chy Chau to develop a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane, a 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane, and 21,000 square feet of retail space, to include a grocery store, on parcels with less than the minimum 5 acre lot size requirement, located on a 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02 is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

The project will include the construction of on and off-site improvements such as curb/gutter/sidewalk, development of parking lots and lighting, driveways and drive aisles, landscaping, noise restricting block walls, underground storage tanks, and installation of utilities, and improvements to turn lanes at the intersection of Demaree Street and Visalia Parkway.

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

Contact Person: Cristobal Carrillo, Associate Planner. Phone: (559) 713-4443. Email: cristobal.carrillo@visalia.gov

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on October 27, 2025, at 7:00 p.m. in the City Hall Council Chambers located at 707 West Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2020-12 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA, and on the City website at https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp

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Comments on this proposed Mitigated Negative Declaration will be accepted from October 2, 2025, to October 22, 2025.

Date: September 26, 2025 Signed: 

Brandon Smith, AICP
Environmental Coordinator