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. 2020-07 and Tentative Parcel Map No. 2020-02

Lead Agency: City of Visalia — Contact Person: Cristobal Carrillo

Mailing Address: 315 East Acequia Avenue — Phone: 559-713-4443

City: Visalia — Zip: 93291 — County: Tulare

Project Location: County: Tulare — City/Nearest Community: Visalia

Cross Streets: S. Demaree Street and W. Visalia Parkway — Zip Code: 93277

Longitude/Latitude (degrees, minutes and seconds): 36 ° 17 ′ 24.6516 ″ N / 119 ° 19 ′ 50.7108 ″ W Total Acres: 5.0

Assessor's Parcel No.: 121-630-085 — Section: 12 — Twp.: 19S — Range: 24E — Base: MDBM

Within 2 Miles: State Hwy #: 63 — Waterways: Packwood Creek

Airports: — Railways: — Schools: Cottonwood Creek

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 ☐ Transportation: Type
☒ Commercial: Sq.ft. 36,870 Acres 5.0 Employees 1 ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ 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: Energy, Tribal, Cultural

Present Land Use/Zoning/General Plan Designation:

Vacant / C-N (Neighborhood Commercial) Zone / Commercial Neighborhood General Plan Land Use Designation.

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

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.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 6	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
X	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 4	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

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

Starting Date October 2, 2025 Ending Date October 22, 2025

Lead Agency (Complete if applicable):

Consulting Firm: ____
Address: ____
City/State/Zip: ____
Contact: ____
Phone: ____

Applicant: City of Visalia
Address: 315 E. Acequia Avenue
City/State/Zip: Visalia, CA 93291
Phone: 559-713-4443

Signature of Lead Agency Representative: Brandon Smith Digitally signed by Brandon Smith Date: 2025.09.29 14:57:54 -07'00' **Date:** 09/26/2025

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