

Notice of Determination

To: ☒ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

☒ County Clerk
County of Tulare
County Civic Center, Rm 105
Visalia, CA 93291

Environmental Document No. 2020-12

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

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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

<u>2025091352</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) Southeast corner of South Demaree Street and West Visalia Parkway, within the City of Visalia within the jurisdiction of the County of Tulare (APN: 121-630-085)

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.

Name and Address of Project Applicant: Chy Chau, P.O. Box 6638, Visalia CA 93290, Phone: (559) 799-3288, Email: jessika@magallonconstruction.com.

This is to advise that the ☐ City Council ☒ Planning Commission has approved the above described project on November 10, 2025, 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.

A handwritten signature in black ink, appearing to read "Brandon Smith", is written over a horizontal line.

Brandon Smith, AICP
City of Visalia Environmental Coordinator

November 12, 2025

Date

Date received for filing at OPR:

Revised 2005
Governor's Office of Planning and Research