

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

**NOTICE OF A PROPOSED
INITIAL STUDY AND NEGATIVE DECLARATION**

Project Title: General Plan Amendment No. 2025-02 and Change of Zone No. 2025-03

Project Description:

General Plan Amendment No. 2025-02 is a request by the City of Visalia to change the land use designation on a 21-acre parcel from Parks/Recreation to Commercial Mixed Use. **Change of Zone No. 2025-03** is a request by the City of Visalia to change the zoning designation on a 21-acre parcel from QP (Quasi-Public) to C-MU (Commercial Mixed Use).

Project Location: The site is located on the northwest corner of Akers Street and Riggan Avenue, within the City of Visalia, County of Tulare (APN: 077-100-103).

Contact Person: Brandon Smith, Principal Planner Phone: (559) 713-4636
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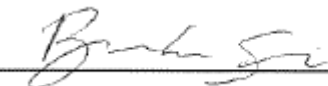
Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Tuesday, May 26, 2026, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

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 Negative Declaration: Initial Study No. 2026-14 has not identified any significant, adverse environmental impact(s) that may occur because of the project. 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 online at: <https://www.visalia.gov/277/California-Environmental-Quality-Act-CEQ>

Comments on this proposed Negative Declaration will be accepted from April 30, 2026 to May 20, 2026.

Date: 04/21/2026

Signed: 

Brandon Smith, AICP
Environmental Coordinator
City of Visalia