

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

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

Project Title: Conditional Use Permit No. 2023-24 and Tentative Parcel Map No. 2023-08

Project Description: Conditional Use Permit No. 2023-24 is a request by Freeline Architecture to develop a 2.03-acre parcel with a new 4,300 square foot drive-thru carwash building with an attached covered pay kiosk and two detached vacuum canopy structures and in the C-MU (Commercial Mixed Use) zone. Tentative Parcel Map No. 2023-08 is a request by Vice Consulting Engineers to subdivide a 3.7-acre commercial parcel into two commercial parcels to facilitate future commercial development.

Project Location: The site is located on the south side of W. Caldwell Ave. approximately 350-ft. to the east of the Caldwell / Demaree intersection. (APN: 121-580-001).

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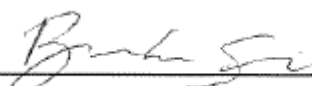
Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Monday, March 25, 2024, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

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 Mitigated Negative Declaration: Initial Study No. 2023-36 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.

Comments on this proposed Mitigated Negative Declaration will be accepted from February 29, 2024, to March 20, 2024.

Date: February 28, 2024

Signed:  _____

Brandon Smith, AICP
Environmental Coordinator
City of Visalia