

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

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

Project Title: Conditional Use Permit No. 2024-02 & Tentative Parcel Map No. 2024-01

Project Description:

Conditional Use Permit No. 2024-02: A request by Mulberry Springs LLC, to master plan and develop a 15.55-acre site into a mixed-use development. Phase 1 consists of a 276-unit multi-family development with three-story buildings, a community club house, and outdoor recreation amenities while Phase 2 consists of two multi-tenant commercial buildings and one retail building with a drive-thru lane. The site is zoned C-R (Regional Commercial).

Temporary Parcel Map No. 2024-01: A request by Mulberry Springs LLC, to subdivide Parcel 2 of the master planned development into two parcels for condominium purposes. The site is zoned C-R (Regional Commercial).

Project Location: The project site is located at the Northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041).

Contact Person: Josh Dan, Senior Planner Phone: 559-713-4003 Email: josh.dan@visalia.city


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 Negative Declaration: Initial Study No. 2024-02 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.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