

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

Project Title: Conditional Use Permit No. 2024-17

Project Description:

Conditional Use Permit No. 2024-17 is request by Derek Finnegan / Lars Anderson & Associates to amend Conditional Use Permit No. 2019-31, for the establishment of a 172,000 square foot big box retail membership club store, with a service station containing 14 fueling stations, a 9,000 square foot canopy, and 200 square foot fueling station building, and a 7,500 square foot carwash, all within the Commons at Visalia Parkway Shopping Center, located in the C-R (Regional Commercial) Zone.

The development of the project will include on and off-site improvements such as relocation of an access drive, curb/gutter/sidewalk, development of parking lots and lighting, landscaping, additions to noise restricting block walls, underground storage tanks, and installation of utilities.

Project Location: The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway (APNs: 121-620-004, 005, 006, 007, 008, 013, 014).

Contact Person: Cristobal Carrillo, Associate Planner. Phone: (559) 713-4443. Email: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on September 23, 2024, at 7:00 p.m. in the City Hall Council Chambers located at 707 West 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. 2024-26 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](https://www.visalia.city/depts/community_development/planning/ceqa_environmental_review.asp)

Comments on this proposed Mitigated Negative Declaration will be accepted from August 22, 2024, to September 20, 2024.

Date: 8/21/2024

Signed: \_\_\_\_\_



Brandon Smith, AICP  
Environmental Coordinator