To: Solice of Planning and Research PO Box 3044, 1400 Tenth Street, Room 222 Sacramento, CA 95812-3044 DEC 6 2024 Sacramento, CA 95812-3044 Attn: Cristobal Carrillo Phone: (559) 713-4443 Email: cristobal.carrillo@visalia.city County Civic Center, Rm 105 Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. Project Title: Conditional Use Permit No. 2024-17 2024080917 City of Visalia/City of Visalia Lead Agency/Approving Agency Area Code/Telephone/Extension Project Location: (include county) The project site is located on the southwest corner of South Mooney Boulevard and West Visalia Parkway within the jurisdiction of the County of Tulare (APN: 121-620-004, 005, 006, 007, 008, 013, 014). 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 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. Name and Address of Project Applicant: Derek Finnegan, Lars Anderson & Associates, Inc., 4694 W. Jacquelyn Avenue, Fresno CA 93722; Phone: (559) 276-2790; Email: DFinnegan@larsandersen.com		FILED			
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This is to advise that the 🖂 City Council 🗌 Planning Commission has approved the above described project on December 3, 2024, and has made the following determinations regarding the above described project:	Name and Address of Project Applicant: Derek Finnegan, Lars Anderson & Associates, Inc., 4694 W. Jacquelyn Avenue, Fresno CA 93722; Phone: (559) 276-2790; Email: DFinnegan@larsandersen.com				
	This is to advise that the ⊠ City Cound December 3, 2024, and has made the	cil Planning Commission has a following determinations regardir	pproved the above described project on g the above described project:		
 The project	 The project	ave a significant effect on the envi	ronment.		
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.	2. An Environmental Impact R	deport was prepared for this project	ct pursuant to the provisions of CEQA.		
☑A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.		prepared for this project pursuan	t 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.	_				
 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 o		
is available to the General Public at the City of Visalia Planning Dept. located at 315 E. Acequia Ave., Visalia.		
But Fi	December 4, 2024	
Brandon Smith, AICP	Date	
City of Visalia Environmental Coordinator		

Date received for filing at OPR:

Revised 2005 Governor's Office of Planning and Research