

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

**Project Title:** The Hub Commercial Project, consisting of the following entitlements:  
Conditional Use Permit No. 2024-45  
Tentative Parcel Map No. 2024-10

**Project Description:**

Conditional Use Permit No. 2024-45 is a request to approve a master conditional use permit to allow a neighborhood commercial center which includes two spaces for anchor businesses of approximately 18,500 square feet and 19,900 square feet, one of which is required to be a grocery store. The development includes a 4,765 square foot carwash, two restaurants with drive through and a coffee shop with drive-through measuring 8,950 square feet, and a 13,900 square foot retail space. The development, referred to as The Hub, has a total building area of 66,015 square feet and is located in the C-N (Neighborhood Commercial) Zone. The project also includes Tentative Parcel Map No. 2024-10 to subdivide approximately 8.35 acres into nine parcels with shared and cross access.

**Project Location:** The project site is located on the northwest corner of Walnut Avenue and Lovers Lane (APN: 100-370-025).

**Contact Person:** Josh Dan, Senior Planner. Phone: (559) 713-4003. Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**Time and Place of Public Hearing:** A public hearing will be held before the Planning Commission on April 14, 2025, 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. 2024-74 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 March 20, 2025, to April 9, 2025.

Date: 3/13/2025

Signed:   
Brandon Smith, AICP  
Environmental Coordinator