

Notice of Determination

Environmental Document No. 2018-12

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: Lead Agency
City of Visalia, Attn. Planning Division
315 E. Acequia Avenue
Visalia, CA 93291
Attn: Brandon Smith
Phone: (559) 713-4636
Email: brandon.smith@visalia.city

County Clerk
County of Tulare
County Civic Center, Rm 105
Visalia, CA 93291

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Tentative Parcel Map No. 2018-01 and Conditional Use Permit No. 2018-03

Project Applicant:

<u>SCH2019109004</u>	<u>City of Visalia</u>	<u>(559) 713-4359</u>
State Clearinghouse Number	Lead Agency	Area Code/Telephone/Extension

Project Location: The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029)


Project Description: Conditional Use Permit No. 2018-03 is a request to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed-Use Commercial (CMU) Zone. Tentative Parcel Map No. 2018-01 is a request to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed-Use Commercial (CMU) Zone.

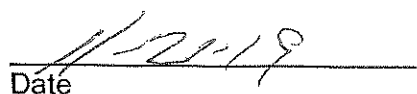
Name and Address of Project Applicant: Omni Land Development LLC, 935 Mae Carden Ct., Visalia, CA 93291, Phone: (559) 805-5936, Email: samer@westgateconstruction.net

This is to advise that the City Council Planning Commission has approved the above described project on November 12, 2019, and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant 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.
5. 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 comments, responses, and record of project approval is available to the General Public at the City of Visalia Planning Dept. located at 315 E. Acequia Ave., Visalia.


Paul Scheibel, AICP
City of Visalia Environmental Coordinator
Date received for filing at OPR:


Date

FILED
TULARE COUNTY

Governor's Office of Planning & Research

DEC 03 2019

STATE CLEARINGHOUSE

NOV 22 2019

ROLAND P. HILL
ASSESSOR/CLERK RECORDER
BY:

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