

MITIGATED NEGATIVE DECLARATION

Project Title:

The Commons at Visalia Parkway – Tentative Parcel Map No. 2019-13 and Conditional Use Permit No. 2019-31; and

CarMax – Zone Text Amendment No. 2019-13 and Conditional Use Permit No. 2019-42

Project Description:

The Commons at Visalia Parkway

Tentative Parcel Map No. 2019-13: A request by Lars Anderson & Associates, Inc. to subdivide a 28.7 acre site into an 11-lot commercial subdivision in the C-R (Regional Commercial) Zone.

Conditional Use Permit No. 2019-31: A request by Lars Anderson & Associates to establish a master planned commercial development consisting of approximately 138,188 sq. ft. of commercial uses., including the establishment of four retail buildings of varying sizes (56,800 sq. ft., 29,800 sq. ft. and two 10,000 sq. ft. buildings), a 4,088 sq. ft. gas station/convenience store with a 3,060 sq. ft. canopy, a 7,500 sq. ft. sit-down restaurant, two 3,000 sq. ft. drive-thru restaurants, and a 5,000 sq. ft. automotive repair store, on parcels with less than the minimum five acre site area requirement, including a parcel with no public street frontage, affecting 17.43 acres of a 28.7 acre site in the C-R (Regional Commercial) Zone.

CarMax

Zoning Text Amendment No. 2019-13: A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix) Line A22 to establish “Car Sales – New & Used” as a conditional use in the C-R (Regional Commercial) District, Citywide.

Conditional Use Permit No. 2019-42: A request by CarMax to allow an 8,526 sq. ft. used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District.

Overall development of the project site will involve two separate improvement actions. The first, proposed by Lars Anderson & Associates, is division of a 28.7 acre parcel into 11 lots for commercial use (TPM No. 2019-13). Nine of the 11 lots (Parcels C through K), consisting of 17.43 acres, are proposed for the master planned 138,188 sq. ft. commercial development, to be known as The Commons at Visalia Parkway (CUP No. 2019-31). This project will include on and off-site improvements pertaining to the development of the commercial center, including but not limited to installation of access drives, parking lots, landscaping, noise restricting block walls, utilities, curbs, gutters, sidewalks, signal lights, and acquisition of and development within public right-of-ways. Right-of-way development will include dedications to the City of Visalia and CalTrans for the widening and placement of raised medians within the existing minor arterial Visalia Parkway (City of Visalia) and Mooney Boulevard / State Route 63 (Caltrans). For purposes of environmental analysis, Parcel A of this development has been analyzed with the presumption that it will be developed with senior housing in the future. However, development of senior housing is not included as an official part of this proposal.

The second action, proposed by CarMax, will be specific to Parcel B of TPM No. 2019-13. The five-acre Parcel B is proposed for entitlement separately through CUP No. 2019-42 for use as a CarMax used auto sales and service center. Additional improvements include a carwash for CarMax use, an above ground fuel tank, a private oil containment pit, and private fuel dispenser. The project will also include construction of on-site improvements pertaining to installation of access drives, parking lots, landscaping, noise restricting block walls, utilities, curbs, gutters, and sidewalks.

Parcel B is located within the C-R (Regional Commercial) Zone. The sale of new and used vehicles within the C-R Zone is currently prohibited by the Visalia Zoning Ordinance. In order to establish the used auto sales and service use, the CarMax proposal includes a request for an amendment to the Visalia Zoning Ordinance (ZTA

No. 2019-13), requesting the addition of the proposed use within the listing of conditionally permitted uses in the C-R Zone, subject to development standards.

Project Location: The project site is located on the southwest corner of Mooney Boulevard. (State Route 63) and Visalia Parkway within the City of Visalia, situated in Tulare County. (APN: 126-960-001)

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Location Map	(X)
Mitigation Measures	(X)
Traffic Impact Analysis	(X)
Noise Study	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 2-12-20

Review Period: 30 days