

CITY OF VISALIA  
315 E. ACEQUIA AVENUE  
VISALIA, CA 93291

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

Project Title: Conditional Use Permit No. 2022-15

Project Description: A request by 7Ten Properties LLC, to establish an outdoor event venue use on a 1.95-acre site improved with an outdoor lawn area, paved surface, and bathroom facilities in the QP (Quasi-Public) Zone. The property will be operated in conjunction with an on-site building that allows for the operation of a variety of indoor venues.

Project Location: The site is located at 4211 W. Goshen Avenue on southwest corner of Goshen Avenue and Chinowth Street. (APN: 085-630-003 and 085-630-001).

Contact Person: Brandon Smith, Principal Planner Phone: 559-713-4636 Email: brandon.smith@visalia.city

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on Monday, December 12, 2022, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. 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. 2022-30 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 November 17, 2022, to December 7, 2022.

Date: November 8, 2022

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



Brandon Smith, AICP

Environmental Coordinator  
City of Visalia