

Notice of Determination**Environmental Document No. 2024-02**

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

From: City of Visalia – Lead Agency
315 E. Acequia Avenue
Visalia, CA 93291
Attn: Josh Dan
Phone: (559) 713-4003
Email: josh.dan@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: Conditional Use Permit No. 2024-02 and Tentative Parcel Map No. 2024-01

2024021151
State Clearinghouse Number

City of Visalia/City of Visalia
Lead Agency/Approving Agency

(559) 713-4359
Area Code/Telephone/Extension

Project Location: (include county) The project site is located at the Northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041).

Project Description: The project entails a request to develop a 276-unit multi-family development on a 15.5-acre site and subdivide one parcel into two parcels for commercial condominium purposes. The site is zoned C-R (Regional Commercial).

Name and Address of Project Applicant: Matt Nohr, Mulberry Springs LLC, 10 Harris Ct, Suite B-1, Monterey, CA 93940; Phone: 831-649-0220; E-mail: mnohr@oroscogroup.com

This is to advise that the ☐ City Council ☒ Planning Commission has approved the above described project on March 25, 2024 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.



Brandon Smith, AICP
City of Visalia Environmental Coordinator

March 28, 2024

Date

Date received for filing at OPR:

FILED
TULARE COUNTY

MAR 28 2024

ASSESSOR / CLERK-RECORDER

BY:



AC
3:00pm
AC

Revised 2005
Governor's Office of Planning and Research