

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Visalia

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

Project Location: Visalia

Tulare

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Tentative Parcel Map No. 2018-01 is a request by Omni Land Development LLC / Daygo Properties LLC to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone.

Conditional Use Permit No. 2018-03 is a request by Omni Land Development LLC / Daygo Properties LLC 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. The development will include a gasoline service station with up to an eight-station 4,395 sq. ft. fueling canopy, a 3,300 sq. ft. convenience store, and a 2,000 sq. ft. quick service restaurant; a 3,000 sq. ft. restaurant with drive-thru lane; a 4,700 sq. ft. multi-use retail building with drive-thru lane; a 4,400 sq. ft. car wash; and 34,600 sq. ft. of unspecified commercial uses (conceptually shown as medical office uses).

The project includes 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, utilities, curbs, gutters, and sidewalks, and acquisition of and development within right-of-ways that include a right-of-way dedication to CalTrans along an existing state route and construction of a raised median within an existing state route.

The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway within the City of Visalia, situated in Tulare County. (APN: 079-071-029)

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A significant effect has been identified for transportation / traffic. Proposed mitigation measures to reduce / avoid the effect are the following:

Transportation / Traffic Impact Mitigation Measure 1.1: For the segment of Shannon Parkway between Dinuba Boulevard and Court Street, the existing raised median containing a westbound left-turn lane shall be reconstructed to include an eastbound left-turn lane. The storage lengths of the two left-turn lanes shall be divided equally in length.

Transportation / Traffic Impact Mitigation Measure 1.2: For the Riggin Avenue / Giddings Street intersection, the Project shall mitigate its share of the significant cumulative impact by participating in signalization of the intersection through payment of City development [transportation] impact fees or a fair share.

Transportation / Traffic Impact Mitigation Measure 1.3: For the Riggin Avenue / Court Street intersection, the Project shall mitigate its share of the significant cumulative impact by participating in signalization of the intersection through payment of City development [transportation] impact fees or a fair share.

Transportation / Traffic Impact Mitigation Measure 1.4: For the Ferguson Avenue / Giddings Street intersection, the Project shall mitigate its share of the significant cumulative impact by participating in signalization of the intersection through payment of City development [transportation] impact fees or a fair share.

Transportation / Traffic Impact Mitigation Measure 1.5: A raised median shall be installed on Dinuba Boulevard (State Route 63) between Shannon Parkway and the Visalia Sports Park entrance to restrict access on the project driveway. The raised median shall allow for right turn only into and out of the project site.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy known to the Lead Agency regarding this project.

Please provide a list of the responsible or trustee agencies for the project.

City of Visalia will be the Lead Agency.
Caltrans will be a responsible agency associated with the project.
California Department of Fish and Wildlife may be considered as a trustee agency.