

## Recirculated Notice of Preparation and Public Scoping Meeting Notice of a Draft Environmental Impact Report

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**Notice to Reviewers:** *This Recirculated Notice of Preparation (NOP) and Public Scoping Meeting Notice has been prepared to include additional Project components and information that was not included in the original NOP that was published for the proposed Project on May 20, 2021. Following publication of the original NOP, changes were made to the proposed Project that consist of an increase in commercial acreage and a reduction in residential units. Please refer to the updated Project Description herein. This Recirculated NOP will supersede the original NOP, therefore the City is requesting that individuals and agencies provide comment letters and/or input on the Recirculated NOP.*

**Date:** June 2, 2022

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Recirculated Notice of Preparation of an Environmental Impact Report for the proposed Carleton Acres Specific Plan Project

**Lead Agency:** City of Visalia

**Project Applicant:** West Star Construction

**Contact:** Brandon Smith, Principal Planner  
City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291  
(559) 713-4636  
[brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

**Project Title:** Carleton Acres Specific Plan

**State Clearinghouse Number:** 2021050418

**Notice is Hereby Given:** The City of Visalia (City) is the Lead Agency on the below-described Carleton Acres Specific Plan Project (Project) and has prepared a Recirculated Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

**Project Location:** The proposed Project is located on approximately 507-acres in the northern area of the City of Visalia, California and is generally bound by W. Riggan Avenue to the south, N. Akers Street to the east, N. Shirk Road to the west and Avenue 320 (W. Kibler Avenue) to the north. The site is comprised of two parcels: APN 077-100-088 and APN 077-100-105. APN 077-100-088 consists of approximately 478 acres and is within an unincorporated area of Tulare County while APN 077-100-105 consists of approximately 29.3 acres and is within the City limits of Visalia. The entire site is within the Urban Growth Boundary (UGB) and Sphere of Influence (SOI) of the City of Visalia and the site has historically been used for agricultural purposes. However, the site has been designated by the City's General Plan for residential, commercial, public/institutional and park/recreation uses. See Figure 1 – Regional Location Map and Figure 2 – Project Vicinity Map.

**Project Description:** The Project Applicant is proposing a Specific Plan to develop approximately 507-acres of land into a mixed-use development. The Project will feature a variety of uses including single-family residential, multi-family housing, commercial, educational, and parks/trails facilities. The proposal features several different types of housing for a total of up to 3,262 residential units at buildout which is broken down as follows: Low Density Residential – maximum of 1,527 units; Medium Density Residential – maximum of 758 units; and High Density Residential – maximum of 912 units. The number of units is based on the maximum proposed density available, but the actual number of units may be less than 3,262. The proposed Project also includes up to 35.1 acres of commercial development in two locations within the Project (for a total of approximately 205,000 square feet of gross leasable commercial area). The first commercial area consists of up to 28.7 acres of Mixed Use Commercial at the intersection of Riggan Avenue and Shirk Road. Anticipated uses at this location may include development such as a Costco, gas station, car wash, drug store, retail, restaurants (including drive-throughs), and similar uses. The second commercial area consists of up to 6.4 acres of Commercial Neighborhood at the northeast corner of the development. Anticipated uses at this location may include development such as retail, services and restaurants. The commercial facilities are located to provide efficient accessibility to residents of the Project and the surrounding areas. Other proposed uses include a site for a potential future elementary school, land for a drainage basin, and approximately 13.8 acres of parks/trails/recreational facilities. Various other infrastructure improvements (water, stormwater and wastewater infrastructure, roadway improvements, and related improvements) will be required by the Project. The Project is proposed to be built out in phases with approximately 1,182 residential units and 28.7 acres of Mixed Use Commercial in Phase 1 and approximately 2,080 residential units and 6.4 acres of Commercial Neighborhood in Phase 2.

**Note:** *The changes from the original NOP consist of a reduction in residential units (from 3,368 units to 3,262 units) and an increase in commercial acreage (from 14.7 acres to 35.1 acres).*

**Scope of the Environmental Impact Report:** The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report, Cultural Resources Report, Noise Assessment, Traffic Impact Study, and a Water Supply Assessment.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from June 2, 2022 to July 5, 2022. Copies of the NOP can be obtained by request to Brandon Smith, whose contact information is given below. Electronic copies can also be accessed on the City's 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)

**Public Scoping Meeting:** In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held at 6:00 p.m. on June 14, 2022. Participants can attend the meeting in person or access the meeting either online or by telephone as follows:

Date: Tuesday, June 14, 2022  
Time: 6:00 PM

**In-Person Location:** City Hall East Conference Room (South-facing entrance)  
315 E. Acequia Avenue  
Visalia, CA 93291

**Zoom Meeting Access:** <https://visalia.zoom.us/j/89631710725>

Meeting ID: 896 3171 0725

Phone Access: 1-253-215-8782

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City of Visalia's Project Planner at the following address by 5:00 p.m. on July 5, 2022. Please include the commenter's full name and address. Please submit comments to:

Brandon Smith, Principal Planner

City of Visalia

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