Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050418

Project Title: Carleton Acres Specific Plan

Lead Agency: City of Visalia

Contact Name: Brandon Smith

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Project Location: Visalia / Tulare County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

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. 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 Riggin 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 17.3 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.

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

Aesthetics - visual impacts, significant and unavoidable. MM: No mitigation available other than compliance with City design guidelines. Agricultural Resources - loss of farmland, significant and unavoidable. MM: mitigate for loss at 1:1 ratio. Air Quality - exceed emissions thresholds, significant and unavoidable. MM: Tier 4 construction equip., HRA requirements for potential future land uses. Biological Resources - less than significant impacts after mitigation. MM: protect various plant and animal species through avoidance and pre-construction surveys, compensate for loss of foraging habitat, protect nesting birds. Cultural Resources - less than significant after mitigation. MM: protect undiscovered cultural resources and protect human remains. Geology - less than significant after mitigation. MM: SWPPP and geotechnical analysis. Hazards & Hazardous Materials - less than significant after mitigation. MM: Compliance with DTSC and CalGEM requirements, delineation of abandoned wells. Hydrology & Water Quality - impacts to water supply, significant and unavoidable. MM: No available mitigation other than compliance with water conservation requirements. Noise - less than significant after mitigation. MM: acoustical analysis for neighborhood commercial zone uses (future tenants unknown) that could result in impacts to noise-sensitive receptors, construction of block sound walls, restrictions on the drive-through car wash, and restriction of location of bus movements on public roadways within 90 feet of residential outdoor activity. Transportation - significant and unavoidable due to conflicts with City Plan/Policy. MM: payment into City transportation impact fee program; payment of pro-rata fair share cost percentages and/or constructing the recommended site improvements and site-adjacent improvements. Tribal Cultural Resources - less than significant after mitigation. MM: inspection by a Tribal monitor prior to ground disturbance, protection measures if unknown resources are discovered on site, and protection of human remains. Utilities & Services Systems (same as Hydrology).

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

No known controversy so far. Public hearings will be conducted at the Planning Commission and City Council. In addition, the public, local agencies, and stakeholders will be informed via newspaper noticing and direct mailing.

Provide a list of the responsible or trustee agencies for the project.

The Project will require various regulatory approvals, permits, entitlements and/or coordination with agencies as follows:

- Certification of the EIR by the City of Visalia
- Tulare County LAFCO (annexation)
- San Joaquin Valley Air Pollution Control District – approval of construction and/or operational air quality permits
- Storm Water Pollution Prevention Plan
- Regional Water Quality Control Board