

## **Notice of Availability of a Draft Environmental Impact Report Carleton Acres Specific Plan**

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**Notice is Hereby Given:** The City of Visalia (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number: 2021050418) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The Draft EIR is available for review and public comment as identified below. The complete Project description, location and the potential environmental effects of the proposed project are contained in the Draft EIR. As described in the Draft EIR, it was determined that all impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following: Aesthetics (project and cumulative level); Agricultural Resources (project and cumulative level); Air Quality (project and cumulative level); Hydrology – Water Supply (cumulative level only); and Transportation (project and cumulative level). The Draft EIR follows a Notice of Preparation and public scoping period that was duly noticed and conducted for the Project from June 2, 2022 to July 5, 2022.

**Project Title:** Carleton Acres Specific Plan

**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. Riggin 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 (See Figure 1). 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 (See Figure 2). However, the site has been designated by the City's General Plan for residential, commercial, public/institutional and park/recreation uses.

**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 1,592 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 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. 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.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from May 4, 2023 to June 19, 2023. Copies of the EIR 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)

**Submitting Comments:** Comments on the Draft EIR are invited from all interested parties. Written comments or questions concerning the Draft EIR for the proposed Project should be directed to the individual listed below by 5:00 p.m. on June 19, 2023. Please include the commenter's full name and address. Please submit comments to:

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)

**Public Hearings:** Following the 45-day public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The public hearings will be duly noticed in accordance with City policies and procedures.

The City of Visalia appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Carleton Acres Specific Plan Project.

**Figure 1 – Regional Location Map**

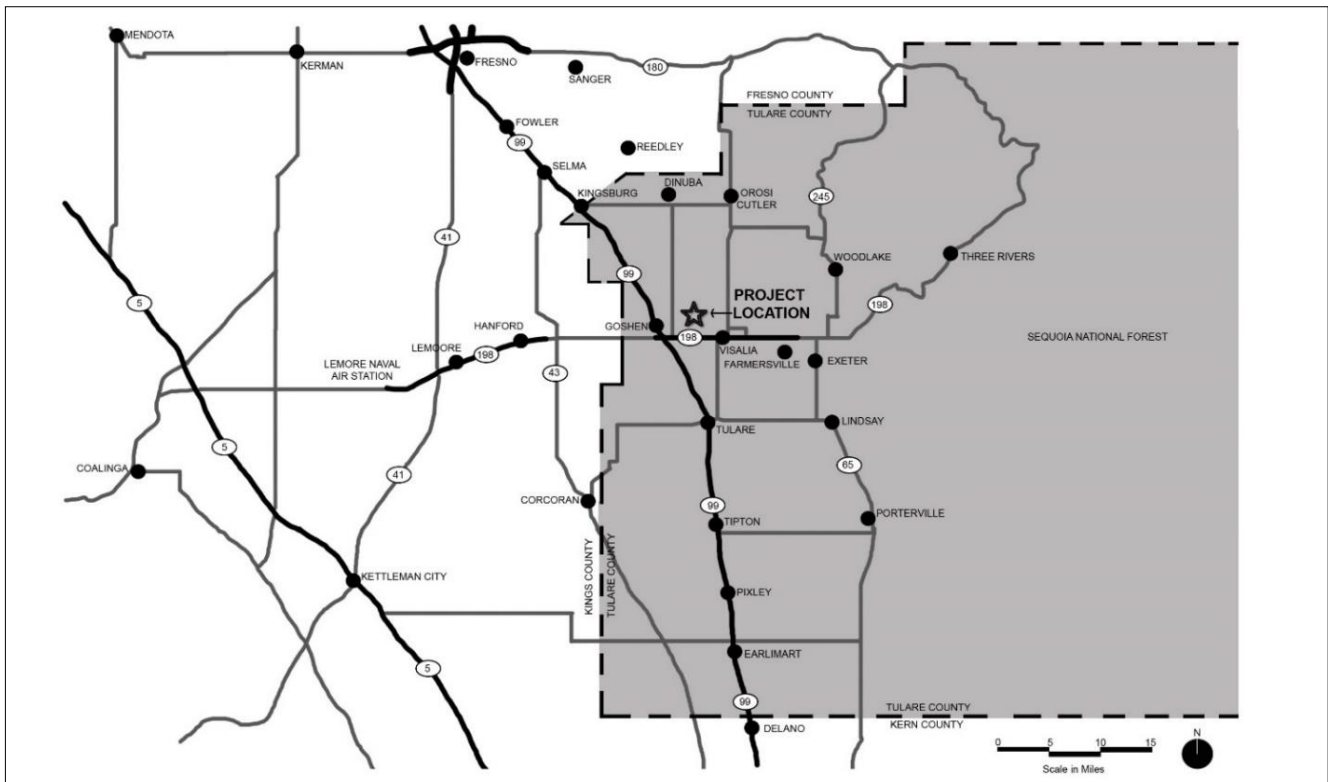


Figure 2 – Project Vicinity Map

