

Notice of Determination

Environmental Document No. SCH 2021050418

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: Brandon Smith
Phone: (559) 713-4636
Email: brandon.smith@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: Carleton Acres Specific Plan Project

<u>2021050418</u>	<u>City of Visalia/City of Visalia</u>	<u>(559) 713-4636</u>
State Clearinghouse Number	Lead Agency/Approving Agency	Area Code/Telephone/Extension

Project Location: (include county) Property is generally bound by West Riggan Avenue to the south, North Akers Street to the east, North Shirk Road to the west and Avenue 320 (West Kibler Avenue) to the north (APN 077-100-108 and 077-100-105), including both property in the unincorporated area of Tulare County and situated adjacent to the City of Visalia, and property within the City limits of Visalia, Tulare County.

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 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 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.

Name and Address of Project Applicant: West Star Construction, 13837 S. Zediker Avenue, Kingsburg, CA 93631. Phone: (559) 897-0349. Email: sandra@crinklkw.com

This is to advise that the City Council Planning Commission of the City of Visalia, as the lead agency, has approved the above described project on October 2, 2023, 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.



October 3, 2023

Brandon Smith, AICP
City of Visalia Environmental Coordinator

Date

Date received for filing at OPR:

Revised 2005
Governor's Office of Planning and Research