

# 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 #: \_\_\_\_\_

Project Title: Annexation NO. 2024-05 and Blankenship Tentative Subdivision Map No. 5602

Lead Agency: City of Visalia

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Project Location: Visalia, Tulare County

*City*

*County*

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

Annexation No. 2024-05 is a request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 55.49 acres of the site would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.

Blankenship Tentative Subdivision Map No. 5602 is a request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use. Upon annexation, the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial). Development of the single-family homes will be restricted to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. Commercial development of the area zoned for commercial use is not part of this project and is a remainder that will be developed at a later time. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street.

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

The project may have an impact on biological resources based on the Biological Habitat Assessment of a species located on the site, the Nuttall's Woodpecker (a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BBC), due to declining population. This species was found during a site assessment of the project site nesting within the oak trees surrounding the perimeter of the project site and in utility poles and shrubs.

To ensure that there will not be significant impacts to the species, the project shall be developed with the Avoidance and Minimization Measures as stated on page 27, Recommendations (Section 8) of the Biological Habitat Assessment prepared by Soar Environmental Consulting as well as the City of Visalia Municipal Code Chapter 12.24 Oak Tree Preservation.

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

None.

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

Caltrans District #6