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

Email: brandon.smith@visalia.city Phone Number: (559) 713-4636

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 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.

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

The City of Visalia will be preparing a full Environmental Impact Report (EIR) for the project. Each of the CEQA Guidelines Appendix G checklist topics will be addressed in the EIR. Any significant impacts will be disclosed and evaluated in the EIR and mitigation measures will be implemented.

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

Public hearings will be conducted. In addition, the public, local agencies, and stakeholders will be informed via newspaper noticing and direct mailing. An NOP scoping meeting is scheduled for June 14, 2022.

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 forthcoming 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