

Notice of Preparation of a Draft Environmental Impact Report

Date: May 20, 2021

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Carleton Acres Specific Plan Project

Lead Agency: City of Visalia

Project Applicant: West Star Construction

Contact: Brandon Smith, Senior Planner
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
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Project Title: Carleton Acres Specific Plan

Notice is Hereby Given: The City of Visalia (City) is the Lead Agency on the below-described Carleton Acres Specific Plan Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the City is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

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. Riggan 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. 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. However, the site has been designated by the City's General Plan for residential, commercial, public/institutional and park/recreation uses. See Figure 1 – Regional Location Map and Figure 2 – Project Vicinity Map.

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 3,368 residential units at buildout which is broken down as follows: Low Density Residential – maximum of 1,698 units; Medium Density Residential – maximum of 758 units; and High Density Residential – maximum of 912 units. The proposed Project also includes up to 14.7 acres of commercial development in two locations within the Project (for a total of approximately 100,000 square feet of gross leasable commercial area). The first commercial area consists of up to 6.4 acres of Neighborhood Commercial at the intersection of Riggan Avenue and Shirk Road. Anticipated uses at this location may include development such as a gas station, drug store, retail, restaurants (including drive-throughs), and similar uses. The second consists of up to 8.3 acres of Commercial Mixed-Use at the center 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 15.2 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 1,346 residential units and 6.4 acres of commercial in Phase 1 and approximately 2,022 residential units and 8.3 acres of commercial in Phase 2.

Scope of the Environmental Impact Report: The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report, Cultural Resources Report, Noise Assessment, Traffic Impact Study, and a Water Supply Assessment.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from May 20, 2021 to June 21, 2021. Copies of the NOP 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

Public Scoping Meeting: In addition to the opportunity to submit written comments, one public scoping meeting will be held by the City to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held at 6:00 p.m. on Thursday, June 3, 2021. Participants can attend the meeting in person or access the meeting either online or by telephone as follows:

Date: Thursday, June 3, 2021
Time: 6:00 PM

In-Person Location: City Hall East Conference Room (South-facing entrance)
315 E. Acequia Avenue
Visalia, CA 93291

Zoom Meeting Access:
<https://us02web.zoom.us/j/85621488814?pwd=WkluTmVSS1FIYW1tWXN1aWhrVjFVdz09>

Meeting ID: 85253885145
Passcode: 140212
Phone Access: 1-669-900-6833

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City of Visalia's Project Planner at the following address by 5:00 p.m. on June 21, 2021. Please include the commenter's full name and address. Please submit comments to:

Brandon Smith, Senior Planner
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
(559) 713-4636
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Figure 1 – Regional Location Map

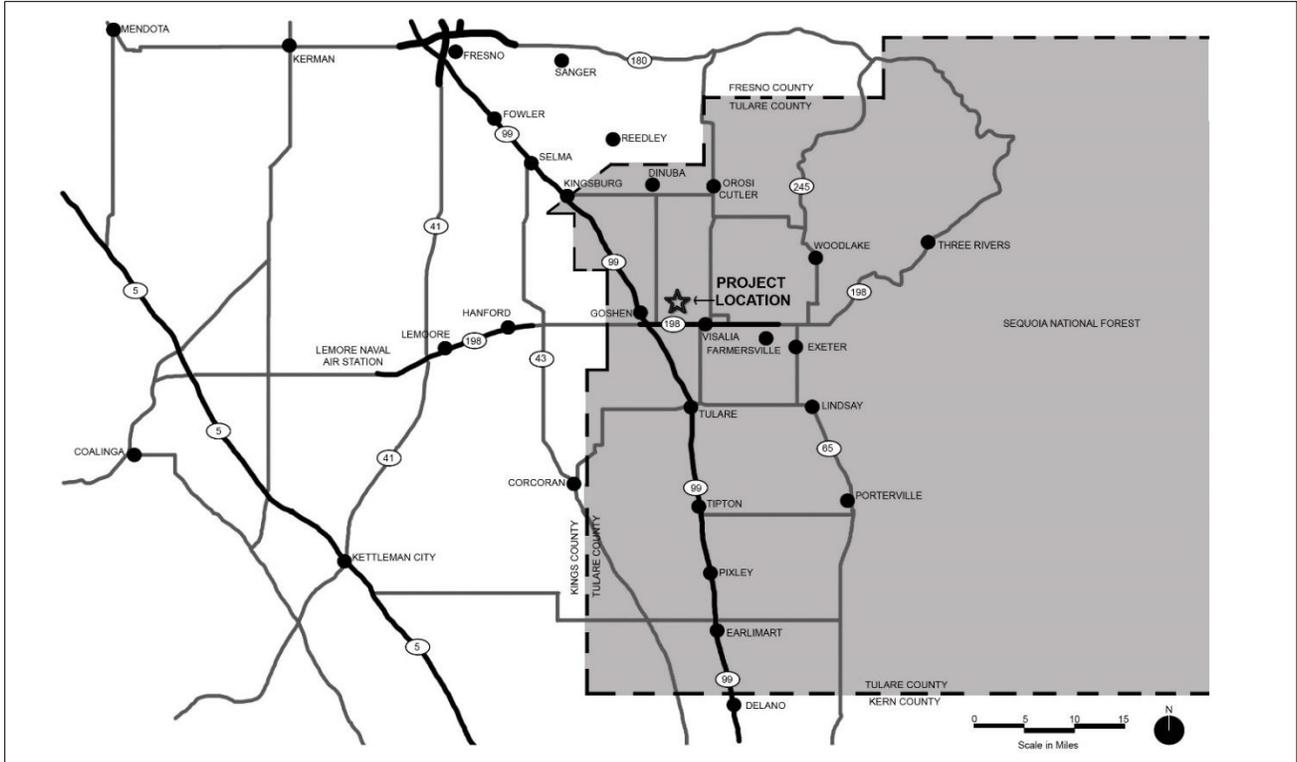


Figure 2 – Project Vicinity Map

