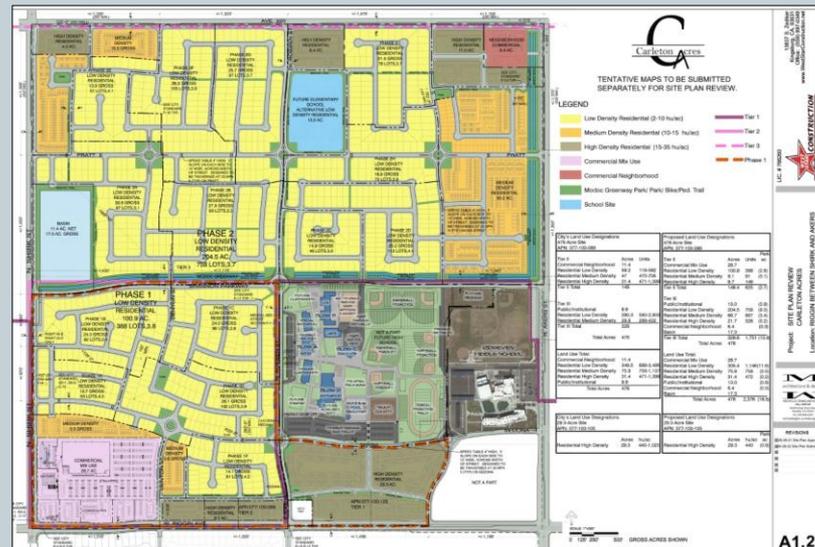


Carleton Acres Specific Plan Environmental Review



City of Visalia
October 2, 2023



Presentation Overview



- Project Description Summary
- Environmental Review
- Environmental Processing
- Next Steps
- Public Hearing

Project Description Summary



- Development of a mixed use residential and commercial project
- Total of up to 3,262 residential units
 - Specific housing types include:
 - Low Density Residential – up to 1,592 units
 - Medium Density Residential – 758 units
 - High Density Residential – 912 units
- Development of 35.1 acres of commercial development at two locations
 - Total of 205,000 sq. ft. of commercial area
 - Includes development such as a Costco, gas station, car wash, drug store, retail, restaurants and similar uses
- Construction of a 17.3 acres of parks/trails/recreational facilities
- Construction of infrastructure (water, stormwater, wastewater, roadway improvements and related improvements) to support the project

Environmental Review



- California Environmental Quality Act (CEQA)
 - Notice of Preparation (June 2022)
 - Environmental Impact Report (May 2023)
 - Technical Studies:
 - Land Evaluation Site Assessment (agricultural land)
 - Air Quality / Energy / GHG Impact Analysis
 - Biological Evaluation
 - Cultural Resource Study
 - SB 610 Water Supply Assessment
 - Phase I Environmental Site Assessment
 - Noise Study
 - Traffic Impact Study

Environmental Review



CEQA Review Topics:

Aesthetics	Agriculture / Forest Resources	Air Quality	Biological Resources
Cultural Resources	Energy	Geology/Soils	Greenhouse Gas Emissions
Hazards / Hazardous Materials	Hydrology / Water Quality	Land Use / Planning	Mineral Resources
Noise	Population / Housing	Public Services	Recreation
Transportation	Tribal Cultural Resources	Utilities / Service Systems	Wildfire

Environmental Review



Impact Areas Requiring Mitigation:

- **Agriculture:**
 - Compensate for loss of 478 acres of prime farmland through the City's Agricultural Mitigation Program
 - Implement "Right to Farm" covenant
- **Air Quality:**
 - Construction emission restrictions
 - Provisions for HRA reviews for future development
 - Standard adherence to SJVAPCD rules and regulations
- **Biology:**
 - Construction timing restrictions / avoidance measures
 - Standard pre-construction surveys for potential nesting birds and migratory raptors
 - Consultation with CDFW for potential loss of Swainson's hawk foraging habitat
 - Protection measures for plant and animal species prior to construction

Environmental Review



Impact Areas Requiring Mitigation:

- Cultural and Tribal Cultural Resources:
 - Tribal monitoring
 - Provisions for discovery of cultural/historical resources during construction
- Geology:
 - Requirement to prepare a geotechnical evaluation
 - Requirement to prepare a SWPPP
- Hazards / Hazardous Materials
 - Provisions for handling of previous wells on site and best management practices
 - Provisions for removing any potential subsurface contamination from past agricultural use
- Noise
 - Provisions to limit construction noise
 - Construction of block walls
 - Requirement for acoustical studies for future uses near sensitive receptors
 - Car wash blower noise reduction measures

Environmental Review



Impact Areas Requiring Mitigation (Contd.):

- Public Services
 - Payment of impact fees for fire, police, schools and parks
- Transportation
 - Payment into Visalia's Transportation Impact Fee Program
 - Pro-rata share payment and/or constructing various roadway improvements in the area. This includes improvements to approximately 24 intersections
 - Development of a construction traffic control plan

Environmental Review



Other EIR Sections:

- Cumulative Analysis
- Alternatives Analysis
 - No Project
 - Alternate Site
 - Reduced (50%) Project

Environmental Review



Significant and Unavoidable Impacts:

- Aesthetics – Degrade existing visual character (project and cumulative level)
- Agriculture & Forestry Resources - Loss of farmland (project and cumulative level)
- Air Quality – Conflict with Air Quality Plan / Exceed criteria pollutant thresholds (project and cumulative level)
- Hydrology & Water Quality – Water supply (cumulative level only)
- Transportation – Conflict with Plan/Program (project and cumulative level)
- Utilities & Service Systems – Water supply (cumulative level only)

Environmental Review



- Final EIR
 - Received 3 comment letters
 - CA Department of Fish & Wildlife – concurred with the biological evaluation and mitigation measures
 - SJVAPCD– provided some recommendations for additional emission reduction strategies
 - Visalia Unified School District– provided concerns about school overcrowding, transportation, and environmental impacts related to schools as a result of the project
 - Responses to Comments

