

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: Conditional Use Permit No. 2024-17Lead Agency: City of VisaliaContact Name: Cristobal Carrillo, Associate PlannerEmail: cristobal.carrillo@visalia.cityPhone Number: (559) 713-4443Project Location: City of Visalia; County of Tulare*City**County*

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

Conditional Use Permit No. 2024-17 is request by Derek Finnegan / Lars Anderson & Associates to amend Conditional Use Permit No. 2019-31, for the establishment of a 172,000 square foot big box retail membership club store, with a service station containing 14 fueling stations, a 9,000 square foot canopy, and 200 square foot fueling station building, and a 7,500 square foot carwash, all within the Commons at Visalia Parkway Shopping Center, located in the C-R (Regional Commercial) Zone.

The development of the project will include on and off-site improvements such as relocation of an access drive, curb/gutter/sidewalk, development of parking lots and lighting, landscaping, additions to noise restricting block walls, underground storage tanks, and installation of utilities.

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

Please see attached list of effects and mitigation measures.

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

No known controversy at this time.

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

None.

Conditional Use Permit No. 2024-17
Mitigation Measures

Noise Impact Mitigation Measure 1.1:

All project loading dock activities shall be limited to daytime hours only (7:00 a.m. to 10:00 p.m.).

Noise Impact Mitigation Measure 1.2:

The height of the existing 7-foot-tall masonry wall along the western project property boundary shall be increased to a minimum height of 8-feet. The location of the required 8-foot-tall masonry wall is illustrated in Figure 4. It should be noted that Section 17.36.050 of the Visalia Municipal Code limits the height of commercial walls to 7-feet-in-height when located in a rear yard, such as the existing 7-foot-tall wall adjacent to the project site. As a result, the project applicant would be required to file for an Administrative Adjustment to permit the additional 1-foot of wall required for compliance. As an alternative, an 8-foot-tall masonry wall may be constructed adjacent to the existing 7-foot-tall wall (i.e., off the property line).

Noise Impact Mitigation Measure 1.3:

All on-site delivery truck circulation shall be limited to daytime hours only (7:00 a.m. to 10:00 p.m.).

Noise Impact Mitigation Measure 1.4:

To the maximum extent practical, the following measures should be incorporated into the project construction operations:

- All on-site noise-generating construction activities should occur pursuant to Visalia Municipal Code Section 8.36.050.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.