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# 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. 2020-07 and Tentative Parcel Map No. 2020-02

Lead Agency: City of Visalia

Contact Name: Cristobal Carrillo, Associate Planner

Email: cristobal.carrillo@visalia.city Phone Number: (559) 713-4443

Project Location: City of Visalia, County of Tulare

*City* *County*

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

Please see attached Project Description.

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

*Revised September 2011*

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.

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

Conditional Use Permit No. 2020-07 is a request by Chy Chau to develop a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane, a 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane, and 21,000 square feet of retail space, to include a grocery store, on parcels with less than the minimum 5 acre lot size requirement, located on a 5.00-acre parcel within the C-N (Neighborhood Commercial) Zone.

Tentative Parcel Map No. 2020-02 is a request by Chy Chau to subdivide a 5.00-acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

The project will include the construction of on and off-site improvements such as curb/gutter/sidewalk, development of parking lots and lighting, driveways and drive aisles, landscaping, noise restricting block walls, underground storage tanks, and installation of utilities, and improvements to turn lanes at the intersection of Demaree Street and Visalia Parkway.

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 121-630-085).

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

| **Mitigation Measure** | **Responsible Party** | **Timeline** |
|---|---|---|
| **Transportation / Traffic Impact Mitigation Measure 1.1:** South Demaree Street and West Visalia Parkway<br><br>To improve traffic operations at this intersection, the following improvements shall be implemented:<br><br>• Restripe the eastbound approach within the existing 48-foot width between median to the edge of the curb with the following lane configuration:<br>  o One (1) left-turn pocket: 11-foot width/150-foot length lane.<br>  o Two (2) through lanes: 12-foot width lanes.<br>  o One (1) exclusive right turn lane: 11-foot width/250-foot length lane. | Project Applicant | Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development. |
| **Transportation / Traffic Impact Mitigation Measure 1.2:** South Demaree Street and West Visalia Parkway<br><br>To improve traffic operations at this intersection, the following improvements shall be implemented:<br><br>• Westbound Left: Since the project adds trips to the affected movements, the intersection queue storage lane for the westbound-left approach should be extended to 425 feet to accommodate the calculated queue. However, the maximum extension feasible for this turning movement is approximately 50 feet due to the following:<br>  o City requirement of a 120-foot bay taper.<br>  o Physical conflict with existing eastbound left-turn pocket at the Silvervale Street and Visalia Parkway intersection.<br><br>Therefore, the westbound left-turn pocket shall be extended by 50 feet with a 120-foot bay taper, which will require striping for the turn pocket and adjustment to the existing raised median along Visalia Parkway. | Project Applicant | Mitigation shall be enforced and improvements completed prior to final occupancy of any building within the first phase of development. |

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|---|---|---|
| • Southbound Left: Based on Section 4D.107 of the CA-MUTCD, if left-turn volume is 300 or more vehicles per hour, consideration should be given to a two-lane left-turn. Under Five-Year Cumulative with Project conditions, the peak hour volume associated with the southbound left-turn is 261 vehicles during the AM peak hour and 311 during the PM peak hour. Therefore, since the PM peak volume surpasses the threshold for consideration, the intersection shall be reconfigured with the addition of a second southbound left-turn lane. The design of the dual southbound dual left-turn configuration shall be designed satisfactorily to the City traffic engineer. | | |
| **Noise Impact Mitigation Measure 2.1:**<br><br>Commercial loading and unloading for all commercial and retail uses shall be limited to hours of 6:00 AM to 7:00 PM. | Project Applicant | Mitigation shall be enforced by the City of Visalia and carried out by the project applicant during operation. |