

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: Clements Ranch Tentative Tract Map No. 5606

Lead Agency: City of Visalia

Contact Name: Jarred Olsen

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Project Location: Visalia, Tulare County

City

County

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

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.

The Project site is designated Prime Farmland. To mitigate impacts, the project will be required to comply with the City's Agricultural Mitigation Program (MM AG-1). The Project Site and the immediate surrounding area could be used as habitat or foraging for special status species and nesting birds. Therefore, to comply with the California Environment Species Act, the federal Environmental Species Act, and the Migratory Bird Treaty Act, pre-construction measures (MM BIO-1 through MM BIO-7) are required. If any historical or prehistoric cultural resources or human remains are inadvertently discovered during the development of the property, a qualified archaeologist shall be consulted (MM CUL-1 and CUL-2). In the event paleontological resources are encountered, a qualified paleontologist will prepare recommendations regarding treatment (MM GEO-1). In the event that unknown underground storage tank(s) or a septic system are uncovered or damaged during excavation or grading activities, all work in that area shall cease and the SWRCB and Tulare County Environmental Health will be contacted to determine what appropriate remediation may be required and the necessary requirements and approvals. (MM HAZ-1) Prior to issuance of building permits, the developer will be responsible for paying their fair share of traffic-related improvements (MM TRA-1).

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

Not applicable

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

Tulare County Local Agency Formation Commission
San Joaquin Valley Air Pollution Control District (SJVAPCD)
California Department of Fish and Wildlife

Clements Ranch Tentative Tract Map No. 5606

The Project site consists of approximately 370 multi-family high-density units, 153 single-family medium-density units in a gated community with a Homeowners Association (HOA), and 139 single-family low-density units in a non-gated community, for a total of approximately 662 units. The Project site area will have three phases of buildout:

- TD 1 – Phase 1: Development of lots 1-78, outlots A-E, G-I, and L, Sunnyside Avenue and Streets A, B, E, and C
- TD 1 – Phase 2: Development of lots 140-158, 197-231, 252-265, 286-292, and outlots O and P
- TD 2 – Phase 1: Development of lots 79-189, outlots F, J-K, and Streets A, C, E-H
- TD 2 – Phase 2: Development of lots 159-196, 232-251, 266-285, and outlots Q, R, and T

There is no proposed development of the multi-family units at this time; however, this area is considered Phase 3.

On- and off-site improvements include circulation roads, interior local streets, curbs, gutters, sound barriers, sidewalks, streetlights, neighborhood connections to walking trail, open spaces, landscaping, a water well to be maintained by the City of Visalia, and stormwater basins. All streets are to be offered for dedication for public street purposes.

All residential units will be equipped with 450-watt solar panels, utilize all electric appliances, and will be EV-ready (pre-wired during construction to allow for installation of an EV residential charger in the future). The multi-family portion of the Project will realign and underground the Tulare Irrigation Canal.

Outlots will be utilized and dedicated as follows:

- Outlots A, B, E, F, and J-L: Dedicated to the City of Visalia for open space, pedestrian, and public landscaping
- Outlots D and H: Dedicated to the City of Visalia for trail purposes
- Outlot C: For a water well that will be maintained by the City of Visalia
- Outlot G: Stormwater basin to be dedicated to the City of Visalia
- Outlot I: Dedicated to Tulare County Irrigation District
- Outlots M-R and T: Maintained by private HOA
- Outlot S: To be deeded to Southern California Edison (SCE)

Water will be provided by the California Water Service Company, and sewer will be provided by the City.

Discretionary Actions:

The following discretionary actions are required for the Project:

- Annexation into the City of Visalia (Annexation No. 2025-02)
- Annexation approval by Tulare County Local Agency Formation Commission (LAFCo)
- General Plan Amendment (GPA No. 2025-04) to modify existing General Plan designations to optimize the residential development on the parcel and amend Figure 4-1 of the Circulation Element
- Prezone to R-1-5 (Single-Family Residential), R-M-2 (Medium-Density Multi-Family Residential), R-M-3 (Multi-Family Residential) and QP (Quasi-Public)
- Tentative Tract Map No. 5606
- Conditional Use Permit (CUP) for a Planned Unit Development (PUD) (CUP No. 2025-24)

The Project site would be prezoned as R-1-5, R-M-2, R-M-3, and QP. The General Plan Amendment would modify the existing General Plan designations to optimize the residential development on the parcel and amend the Visalia Circulation Element to remove the “K” Avenue new one-mile-long, two-lane collector from Lovers Lane to Road 248, as referenced in Figure 4-1 Roadway Classifications and Table 4-5 Planned Circulation Improvements of the City’s General Plan. There is an SCE substation approximately 0.50 miles east of the Project site that would not allow for the extension of “K” Avenue. A new Sunnyside Avenue, one-mile-long, two-lane collector from the Lovers Lane/Sunnyside Avenue intersection to Road 248, is to be added to Figure 4-1 and Table 4-5. The CUP/PUD will allow certain deviations of the Visalia Municipal Code standards to develop single-family homes within the Medium-Density land use/R-M-2 designation, allow for reduced setbacks, street sizes, and parcel sizes for the medium density parcels.