

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: General Plan Amendment No. 2026-01, Change of Zone No. 2026-01. Tentative Subdivision Map No. 5610

Lead Agency: City of Visalia

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Project Location: Visalia, Tulare County

City

County

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

General Plan Amendment No. 2026-01 and Change of Zone No. 2026-01 is a request by San Joaquin Valley Homes to change the underlying land use designation of a 7.04-acre portion of an approximately 23.53 acre parcel from the existing Mixed Use Commercial (C-MU) zone and designation to Residential Low Density designation, zoned Single Family Residential (R-1). This land use designation and zoning would match the existing land use designation and zoning of the remainder of the 23.53-acre parcel. The project is supported by the accompanying request for Blankenship Phase 3 Tentative Subdivision Map No. 5610. Blankenship Phase 3 Tentative Subdivision Map No. 5610 is a request by San Joaquin Valley Homes to subdivide a 7.04-acre portion of a 23.53-acre parcel into 36 lots for single-family residential use. This will be a continuation of the existing single-family subdivision which surrounds the proposed site. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street. The proposed site area of 7.04 acres is part of a larger 23.53-acre parcel that was included in a previous approved Annexation No. 2024-05 and Blankenship Tentative Subdivision Map No. 5602. An Initial Study was completed for that project however, at the time, the 7.04-acre commercially zoned area was not included for development and was left as a remainder for the project.

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 may have an impact on biological resources based on the Biological Habitat Assessment of a species located on the site, the Nuttall's Woodpecker (a species listed as a United States Fish and Wildlife Services (USFWS) Bird of Conservation Concern (BBC), due to declining population. This species was found during a site assessment of the project site nesting within the oak trees surrounding the perimeter of the project site and in utility poles and shrubs. To ensure that there will not be significant impacts to the species, the project shall be developed with the Avoidance and Minimization Measures as stated on page 27, Recommendations (Section 8) of the Biological Habitat Assessment prepared by Soar Environmental Consulting as well as the City of Visalia Municipal Code Chapter 12.24 Oak Tree Preservation.

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

None.

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

Caltrans District #6